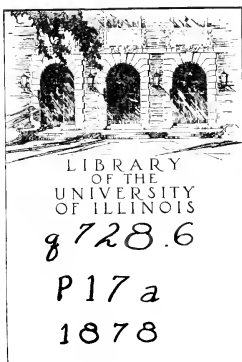


Q.728.6  
P17a  
1878

**PALLISER'S  
AMERICAN  
COTTAGE HOMES.**

















PALLISER'S  
AMERICAN  
COTTAGE HOMES.



## PREFACE.

**I**N presenting to the public a new work on Architecture, we have endeavored to meet a demand that has been made on us, for some time past, for practical designs of low and medium priced houses suited to the masses of our country.

We have endeavored, by careful study of proportion and distribution of parts, to combine good design with practical, convenient plans and sound construction; in fact our aim has been, to get the best effect in design in the simplest, most common sense, and least expensive manner, as it is not expense and ornate decorations, which so many ignorantly believe to be the highest attainment of architecture, but design, which produces true beauty and graceful appearance. The same materials and expense thrown away on an ugly, ill-proportioned building, if guided by good design, would produce an elegant building, and this is why the architect is brought into requisition, to treat the materials placed in his hands so as to give an expression of beauty to the simplest form.

It is an erroneous idea, that it is necessary to enclose convenience and comfort in the internal arrangements with ugliness, or that it is impossible to obtain a pleasing and effective design with a good plan and a modern construction. We have seen buildings which, externally, were perfect, but their plans of interior arrangement were absolute failures, being without a closet or pantry and devoid of the comfort and conveniences which one would expect to find. The first and main object of consideration should be the plan, the design being of a pliant nature and easily adapted to the ever-varying forms of comfortable and convenient plans.

One of the objects of this work is to show, that in the erection of buildings the last named principles may be combined; also, we hope that it may prove suggestive to those intending to build and to mechanics engaged in the erection of buildings. We are inclined to think that, in many instances, the ideas contained will be something more than suggestive, and they will no doubt be found useful in assisting those who propose the erection of buildings, to decide on the character of the building they wish to erect.

It has not been stated on the Plates where and for whom the buildings have been erected, yet the greater portion of the designs have been executed, or are in progress of execution in different parts of the country. In this we hope to have shown what can be done in obtaining good and convenient plans, with tasty and effective exteriors, at very low prices; the present state of the country has made this a necessity, and has been one of the chief considerations in preparing these designs.

The prices given will only do for the same specification the designs were executed by, and the same locality, and will vary according to location and style of material and finish used in construction.

PALLISER, PALLISER & CO.,

BRIDGEPORT, CONN., January 1, 1878.

## PLATE 1

Represents the title-page of this work, which it has been deemed best to make a useful plate, by showing the perspective views of Designs 1, 2, 3, and 23, these designs being without views on the plates where they are illustrated.

The large perspective view is of a neat cottage, now in course of erection at Seaside Park, one of the most charming places in New England. The first story is built of fine Trenton pressed brick, trimmed with buff and chocolate-colored brick and Longmeadow brown stone, the second story being of timber construction; roofs covered with black slate, ridges of terra cotta; upper part of all windows filled with stained glass; windows fitted with Wilson & James's rolling Venetian blinds. The first floor is designed to be finished in ash, with paneled ceilings and hard-wood floor; second floor in pine, finished in natural color. All rooms have open fire-places, built of buff brick and furnished with hard-wood mantels.

First floor contains main hall, ten feet wide, with large open fire-place in same, and is connected with parlor by sliding doors, so that on special occasions they can be thrown into one. The dining-room and library are connected in like manner. A toilet-room is placed in rear of main hall, which is convenient to the stairs and back hall. The kitchen is in rear wing, and communicates with dining-room through waiter's pantry. Store pantry and ice-closet are on the north side, the ice being put into ice-tank from outside, through a door provided for that purpose. Back hall contains back stairs, also communicates with cellar, kitchen, and main hall.

Second floor—Five chambers, three dressing rooms, bath-room, cedar and linen closets. A fine room on third floor is provided for servant and there is also a large attic for storage.

The room in Tower is 10 x 12 feet in size, with large open fire-place; is designed for use, and commands an excellent view of Long Island Sound and the surrounding country.

Laundry and drying-room are placed in basement under kitchen.

This cottage is intended for a first-class residence, is furnished with all modern improvements and conveniences, and heated by indirect heat.



# PALLISER'S

## AMERICAN

### COTTAGE HOMES

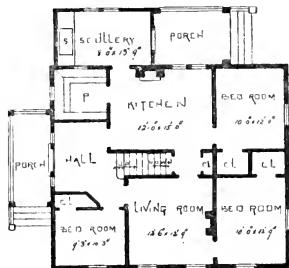
**GEO. PALLISER**
**ARCHITECTS**  
**BRIDGEPORT**  
**CONN.**

## PLATE 2.

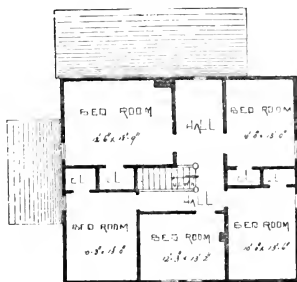
DESIGN 1—Shows plans and elevations of a plain Cottage house of eleven rooms, suited to the wants of a family requiring a large amount of room at a small expense, and was designed for a Western farm house. Cost, \$1,500.

DESIGN 2—Represents a tasty Cottage, with four rooms on first floor and two rooms on second floor, and contains all the conveniences generally required in a house of this class, having good closets and pantry, with cellar under the whole house, making a very desirable cottage residence for the very small sum of \$850. (See Specification latter part of book.)

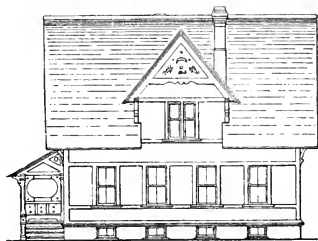
DESIGN 3—Is a small, neat Cottage house, with three rooms on first and two on second floor, which would make a good house for the south-western part of the country, estimated cost of which is \$800.



— FIRST FLOOR —



— SECOND FLOOR —

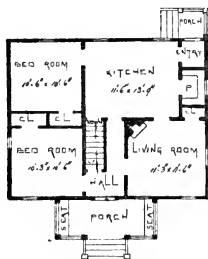


— FRONT ELEVATION —



— SIDE ELEVATION —

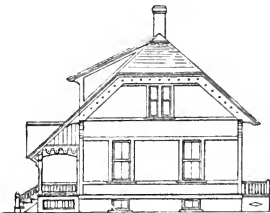
SCALE 5' 0' 1' 2' 3' 4' 5' OF FEET



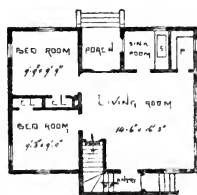
— FIRST FLOOR —



— FRONT ELEVATION —



— SIDE ELEVATION —



— FIRST FLOOR —



— SIDE ELEVATION —



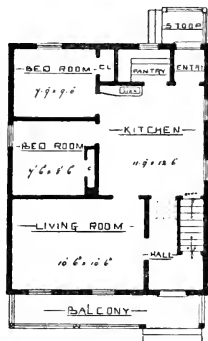
— FRONT ELEVATION —

## PLATE 3.

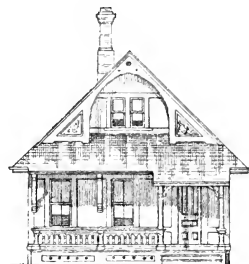
DESIGN 4—Illustrates a one-story Cottage, having four rooms on first floor and room for two bedrooms in attic, which, for convenience and economy, speaks plainly for itself, and when executed makes a home which no one need be ashamed of; it is equally adapted to city or country and can be erected in a neat and substantial manner for \$700.

DESIGN 5—Six-room Cottage, suitable for erection on a small city lot. Cost, \$900.

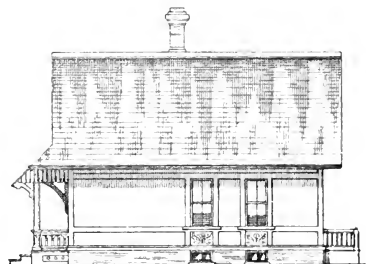
DESIGN 6—Is a small Cottage of two rooms on first floor, with good pantry and closet; stairs to loft over, and cellar under. Cost, \$325.



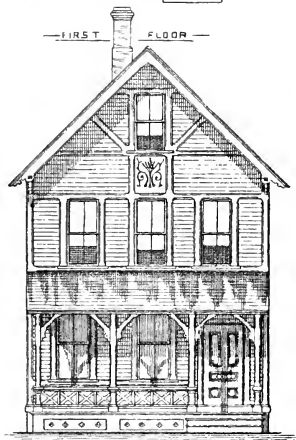
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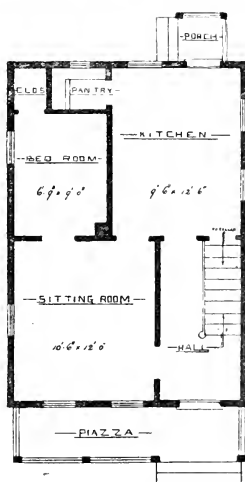
— FRONT ELEVATION —



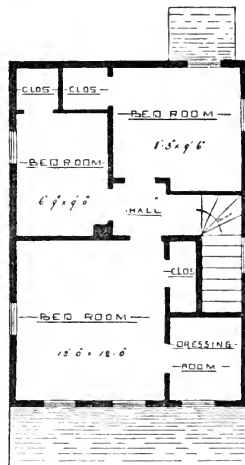
— SIDE ELEVATION —



— FRONT ELEVATION —

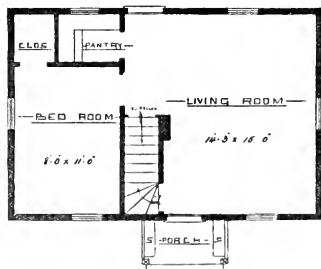


— FIRST FLOOR —

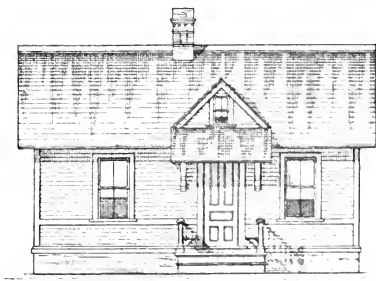


— SECOND FLOOR —

SCALE 1" = 4' 0" 5' 10' 14' 0" FEET



— FIRST FLOOR —



— FRONT ELEVATION —

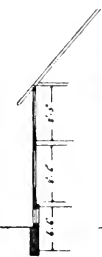
## PLATE 4.

DESIGN 7—Shows plans and elevations of a two-story Cottage house, so arranged as to accommodate either one or two families. Cost, \$1,000.

DESIGN 8—Illustrates a neat six-room Cottage, giving two sets of floor plans for same elevations, the changes in plans being brought about by a change in the location of stairs. Cost, \$875.



-REAR ELEVATION-



-SECTION-



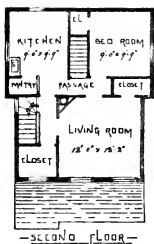
-FRONT ELEVATION-



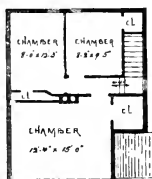
-SIDE ELEVATION-



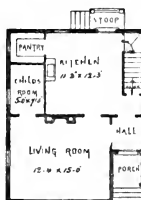
-FIRST FLOOR-



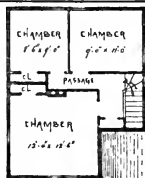
-SECOND FLOOR-



-SECOND FLOOR-



-FIRST FLOOR-



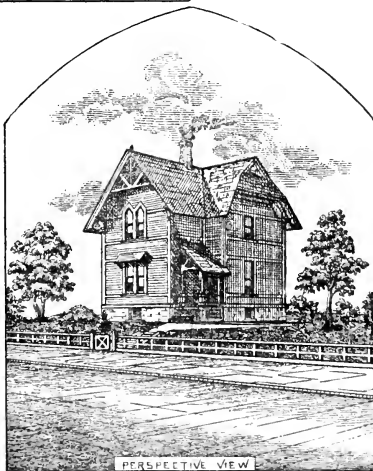
-SECOND FLOOR-



-FIRST FLOOR-



-SIDE ELEVATION-



PERSPECTIVE VIEW



-FRONT ELEVATION-



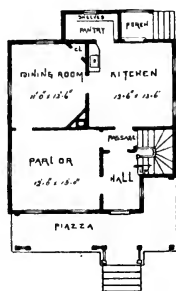
SCALE 0 5 10 20 FEET

## PLATE 5.

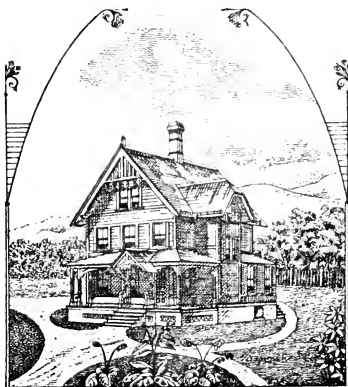
DESIGN 9—Illustrates a two-story and attic Cottage the floor plans of which explain themselves. The exterior is very plain yet neat in design. The mantel is designed to be of wood and the cut work picked out in color. Cost, \$1,400.

DESIGN 10—Is a good study for a four-room Cottage, suited to the requirements of a small family, and was designed for a farm-laborer's cottage. Cost, \$600.

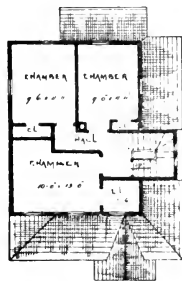




—FIRST FLOOR—



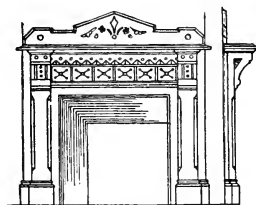
PERSPECTIVE VIEW



—SECOND FLOOR—



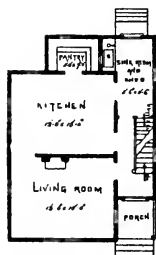
—FRONT ELEVATION—



—SITTING ROOM MANTEL—



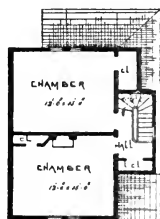
—SIDE ELEVATION—



—FIRST FLOOR—



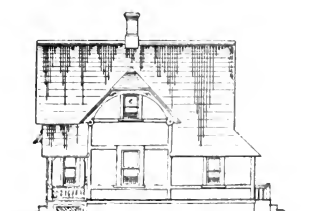
PERSPECTIVE VIEW



—SECOND FLOOR—



—FRONT ELEVATION—

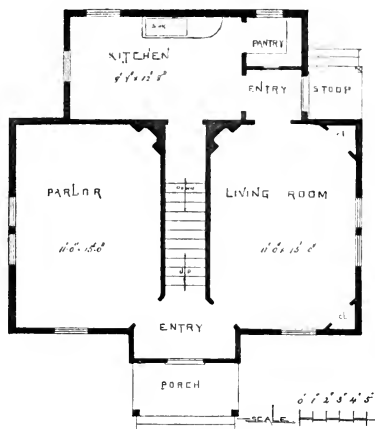


—SIDE ELEVATION—

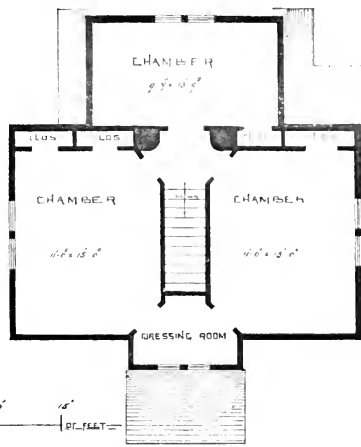
## PLATE 6.

DESIGN 11—Is a six-room Cottage, of a very plain and neat design. Cost, \$850.

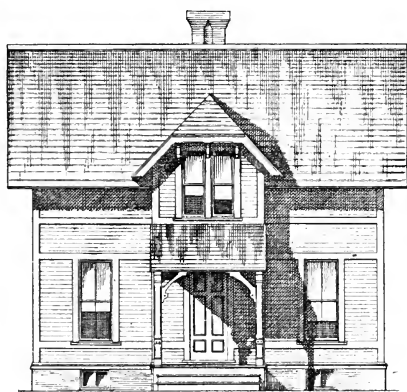
DESIGN 12—Shows a Cottage with two rooms on first floor, with room for two bed-rooms on second floor, and which would make a neat house for any one requiring the amount of room and conveniences here illustrated. The sink is designed to be enclosed, shelves being arranged above it. Cost, \$375.



FIRST FLOOR



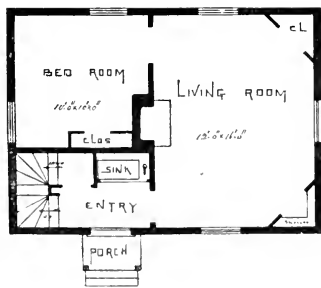
SECOND FLOOR



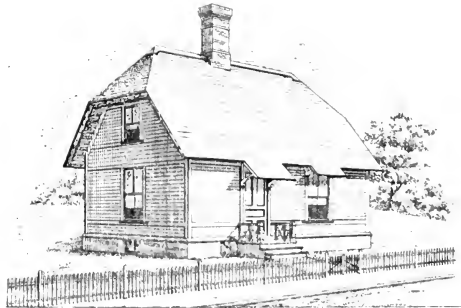
— FRONT ELEVATION —



— SIDE ELEVATION —



— FIRST FLOOR —



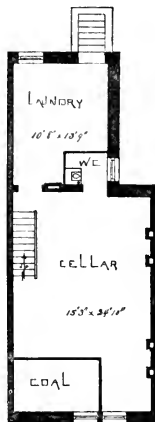
— PERSPECTIVE —

## PLATE 7.

DESIGN 13—Illustrates a fire-proof brick Cottage, proposed for erection in blocks of five or six together.  
Estimated cost, \$ 1,150.

DESIGN 14—Represents a view in elevation of five fire-proof brick Cottages. Plans similar to design 13.

DESIGN 15—Plans and front elevation of two-story five-room fire-proof Cottage, for erection in blocks.  
Cost. \$ 850.



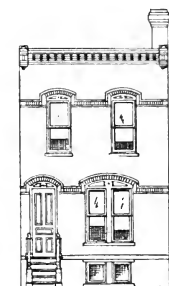
-CELLAR-



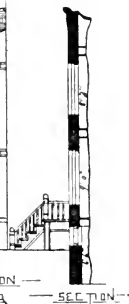
FIRST FLOOR-



-SECOND FLOOR-



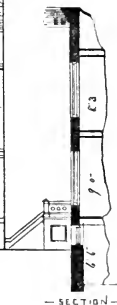
-FRONT ELEVATION-



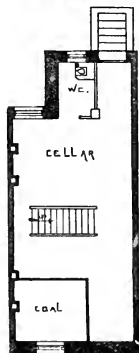
-SECTION-



-FRONT ELEVATION-



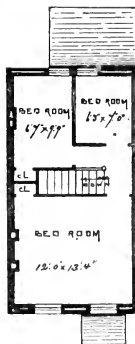
-SECTION-



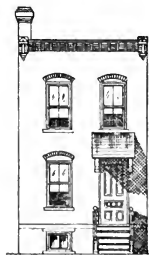
-CELLAR-



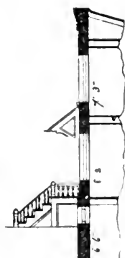
FIRST FLOOR-



-SECOND FLOOR-



-FRONT ELEVATION-



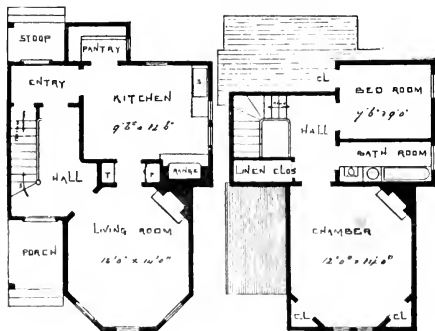
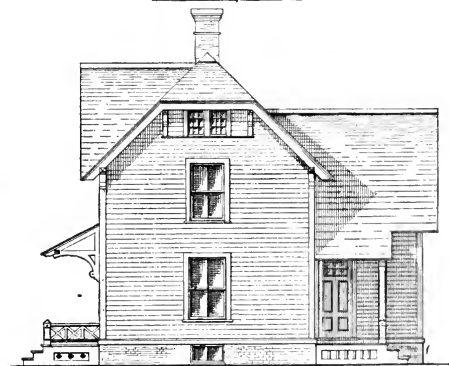
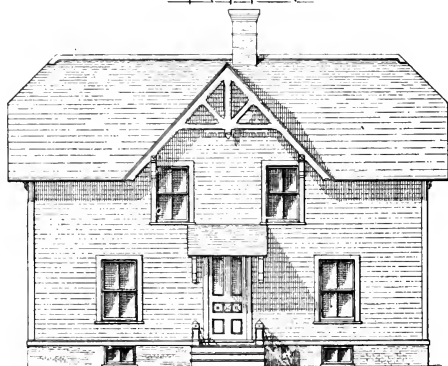
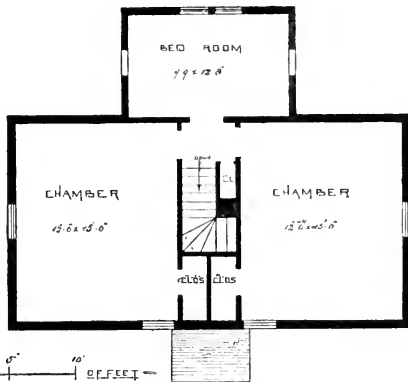
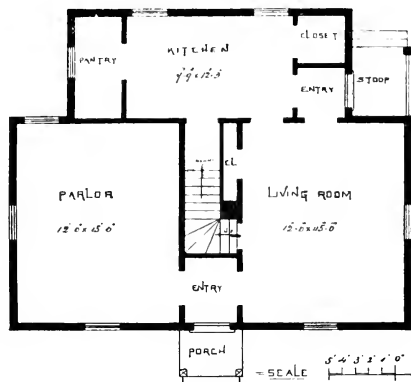
-SECTION-



## PLATE 8.

DESIGN 16—Shows plans and elevations of a six-room Cottage, suitable for a working man of small means. Cost, \$860.

DESIGN 17—Plans and perspective view of an attractive little Cottage of four rooms, with bath-room and conveniences; laundry in cellar. Is suitable for any one having a small family. Cost, \$900.

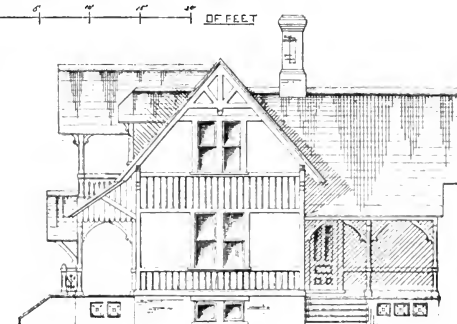
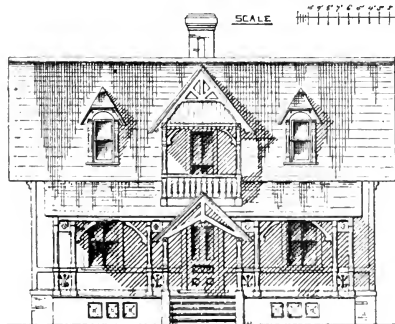
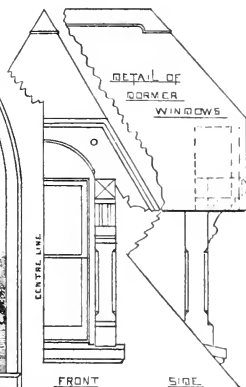
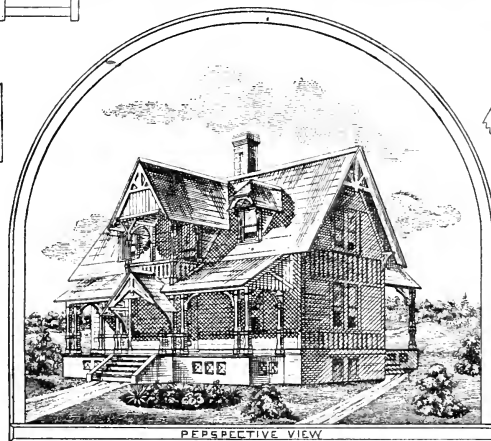
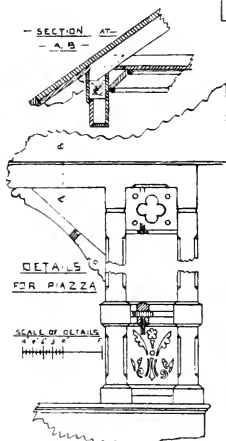
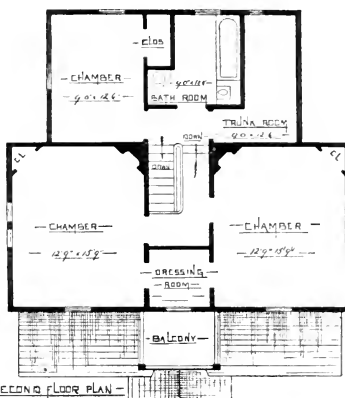
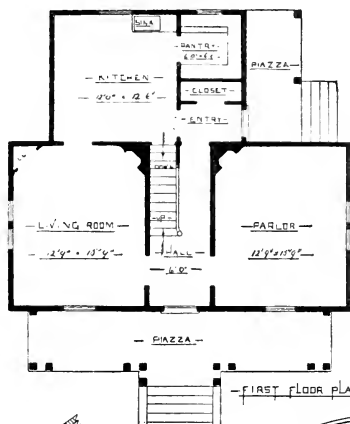


## PLATE 9.

DESIGN 18—Illustrates a very attractive Cottage of six rooms, with bath-room and dressing-room on second floor, spacious piazzas on front and rear, together with all the necessary conveniences required for comfort and economy, making this a very desirable house for those requiring the comforts of a home.

This house should have a location suited to the design, to be in harmony. A hill-side or mountainous back-ground being most desirable, and best calculated to give the desired effect. Cost, \$ 1,500.

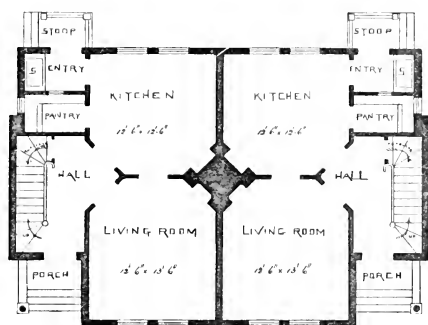




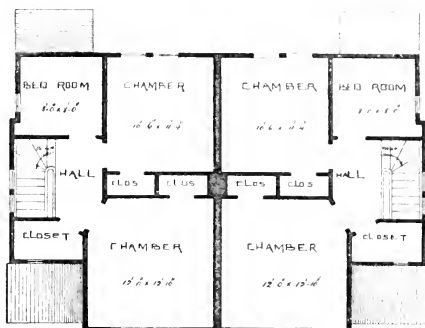
SCALE 1" = 4' 0"

## PLATE 10.

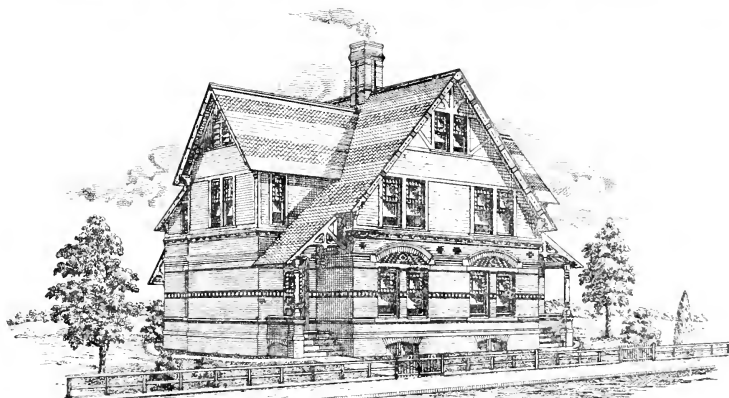
DESIGN 19—Shows plans, elevations, and perspective view of a pair of picturesque Cottages, of five rooms each. The first story is designed to be built of brick, faced with pressed brick, trimmed with moulded buff brick, black brick, and brown stone, laid up in red mortar; the centre division wall is of brick, built hollow so as to prevent the transmission of sound. The second story to be built of wood, in the usual manner of frame buildings. Cost, \$1,400 a side.



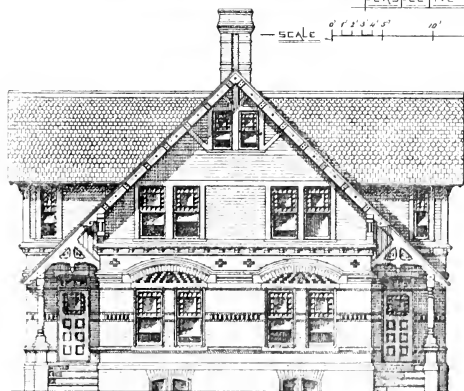
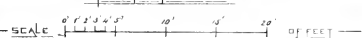
— FIRST FLOOR —



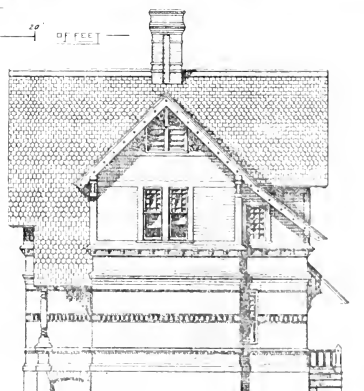
— SECOND FLOOR —



— PERSPECTIVE VIEW —



— FRONT ELEVATION —



— SIDE ELEVATION —

## PLATE 11.

DESIGN 20—Illustrates a House adapted to a site on a hill-side, the kitchen and offices being placed in the basement, which on rear, is entirely out of ground. The dumb-waiter, from the closet in kitchen to waiter's pantry on first floor, connected with dining-room, is a very desirable and convenient feature. Second floor contains four sleeping rooms, and there is a good attic over the whole house. Cost, \$1,700.

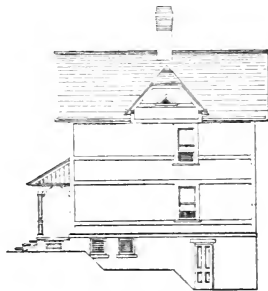
DESIGN 21—Is a two-story seven-room and attic Cottage, suitable for a mechanic's home, and can be erected on a lot of small frontage. Cost, \$1,600.



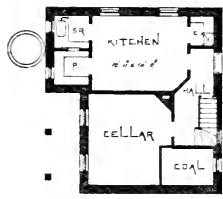
—FRONT ELEVATION—



—SIDE ELEVATION—



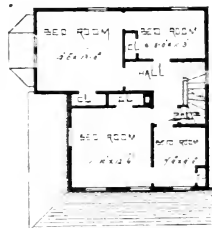
—SIDE ELEVATION—



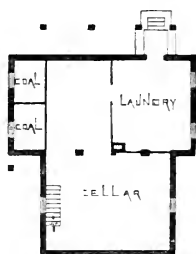
—CELLAR—



—FIRST FLOOR—



—SECOND FLOOR—



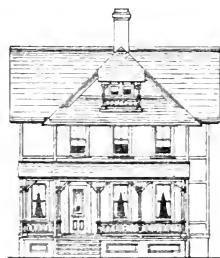
—CELLAR—



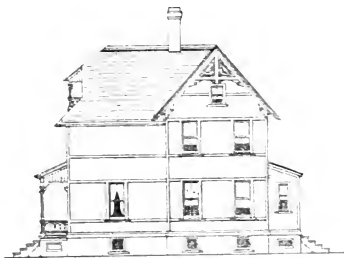
—FIRST FLOOR—



—SECOND FLOOR—



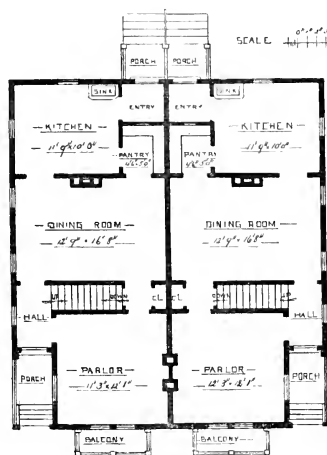
—FRONT ELEVATION—  
SCALE



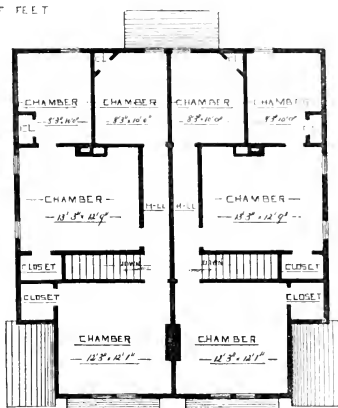
—SIDE ELEVATION—

## PLATE 12.

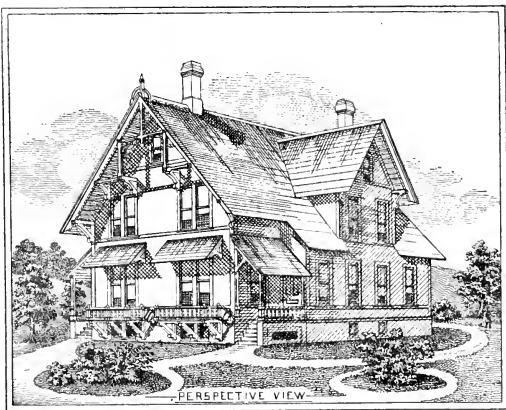
DESIGN 22—Shows a pair of frame Cottages of seven rooms each, which, when executed, make a very attractive home for any one requiring the amount of room this plan gives, and which can be erected for \$ 1,200 each.



FIRST FLOOR PLAN



SECOND FLOOR PLAN



PERSPECTIVE VIEW

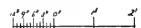
HOOD

BRACKET FOR GABLES

HOOD OVER REAR DOORS

FINIAL

BALCONY



SCALE OF DETAILS



FRONT ELEVATION



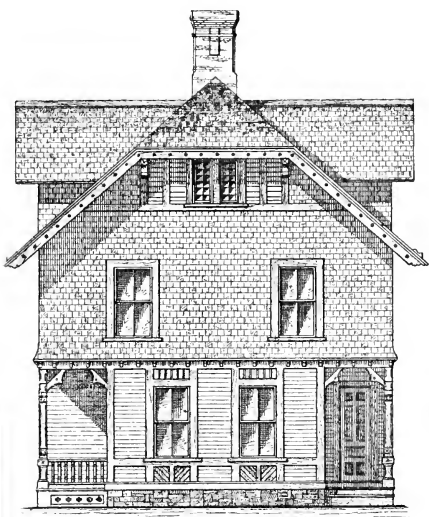
SIDE ELEVATION

## PLATE 13.

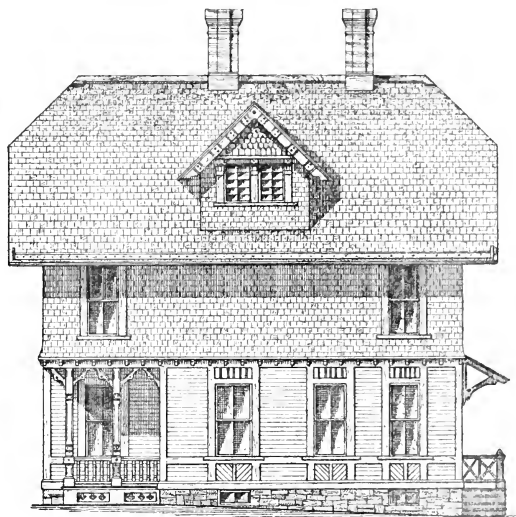
DESIGN 23—Is a very attractive Cottage residence of seven rooms with attic; cellar under the whole house: laundry in cellar; gives a large amount of room for the cost.

The first story is designed to be clapboarded, and the second story shingled. Cost, \$1,300. See Plate 1 for Perspective View.)



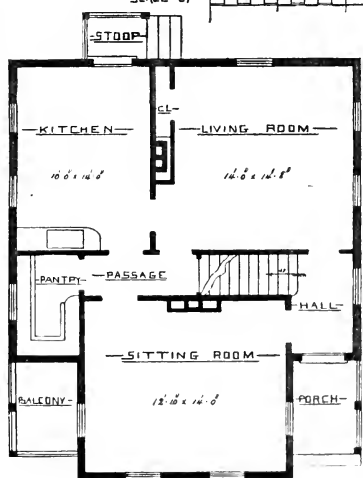


FRONT ELEVATION

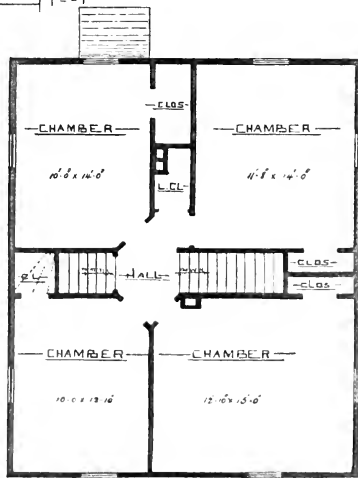


SIDE ELEVATION

SCALE OF 5' 10' 15' FEET



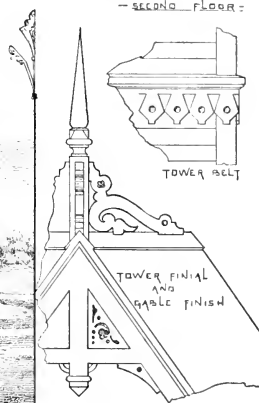
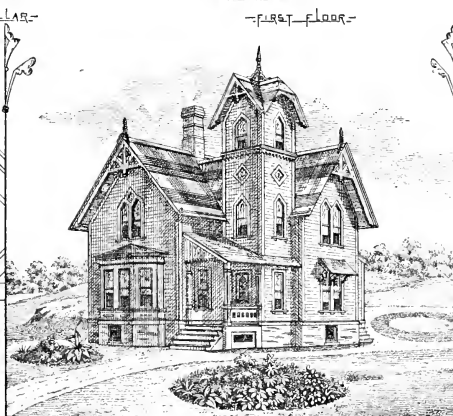
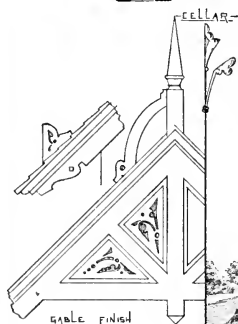
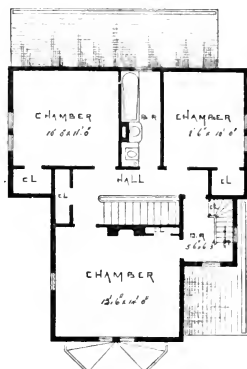
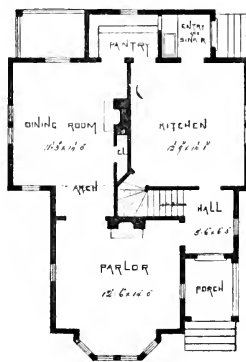
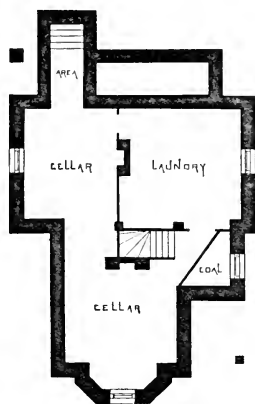
FIRST FLOOR



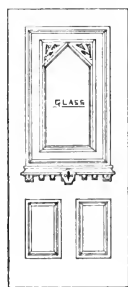
SECOND FLOOR

## PLATE 14.

DESIGN 24—Gives plans, elevations, details, and perspective view of a comfortable, convenient Cottage home of six rooms, with Tower, which is designed to command a view of the surrounding country where erected. Cost, \$ 1,700.



SCALE 0 4 8 12 16 FEET



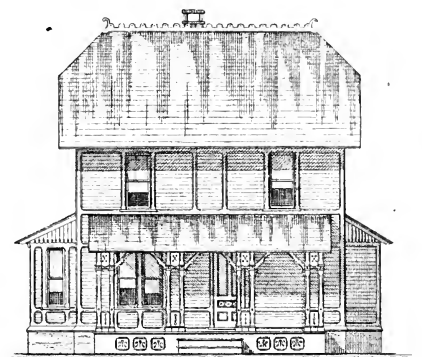
-FRONT ELEVATION-

-FRONT DOOR-

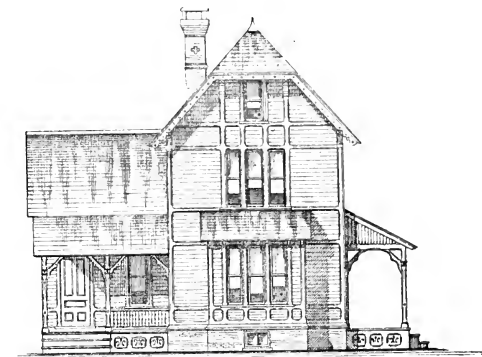
-SIDE ELEVATION-

## PLATE 15.

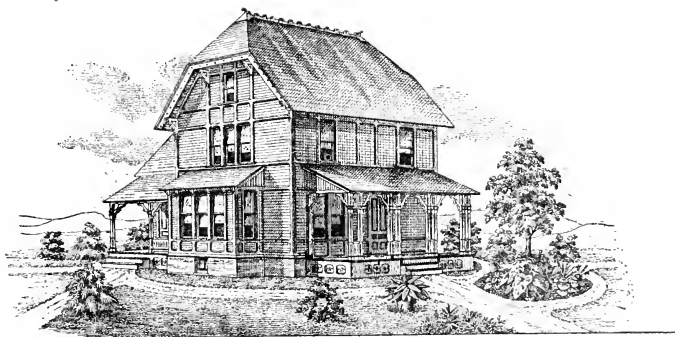
DESIGN 25—Shows plans, elevations, and perspective view of a neat Cottage House, of six rooms, suitable for erection in the suburbs or country. The interior is designed to be finished in pine, in a pleasing manner and finished in natural color of wood—no paint. Mantels in parlor and dining-room to be of black walnut. The roofs to be slated; clapboards painted Venetian red; casings, corner-boards and bands, Indian red; the chamfers and cut work black. Cost, \$ 1.600.



— FRONT ELEVATION —

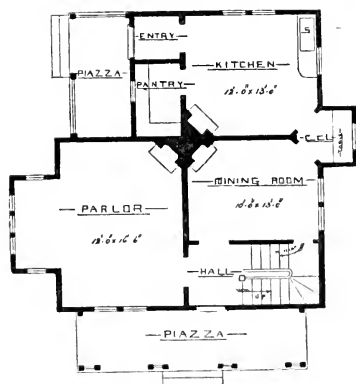


— SIDE ELEVATION —

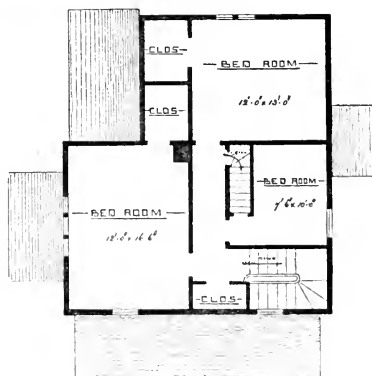


— PERSPECTIVE VIEW —

SCALE OF 12' 3' 6" 10' 15' 20' 25' FEET



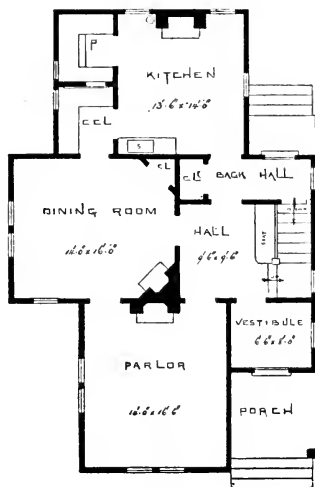
— FIRST FLOOR —



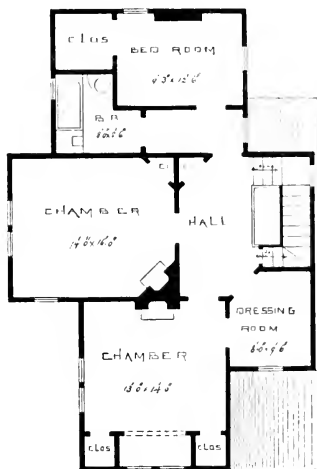
— SECOND FLOOR —

## PLATE 16.

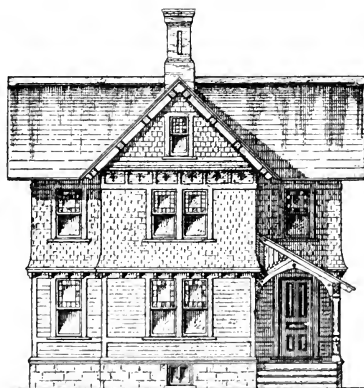
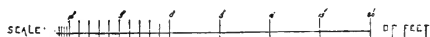
DESIGN 26—Illustrates a seven-room House, furnished with all necessary conveniences. First floor, main part finished in hard-wood, with hard-wood floor in hall, hard-wood mantels in parlor and dining-room. The small panes in top sashes are filled with plain stained glass, the center light with ornamental ground glass; bottom sash, which is the only one accessible for view, being of plain glass, and furnished with inside blinds. Cost, \$2,000.



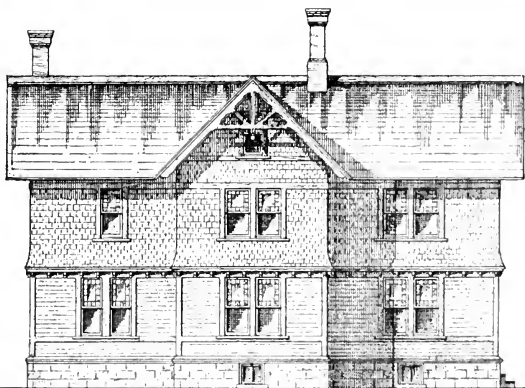
FIRST FLOOR



SECOND FLOOR



FRONT ELEVATION



SIDE ELEVATION

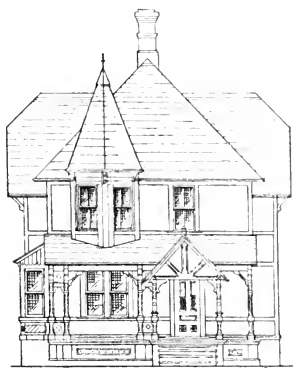
## PLATE 17.

DESIGN 27—shows plans, elevations, details and perspective view of a two-story House, arranged for two families, with front and back stairs, bath-rooms, &c., and is just such a house as every mechanic of small family should own, as it would give him the required amount of room on first floor, and the second floor would rent for almost enough to pay the interest on the whole outlay. Cost, \$2,500.

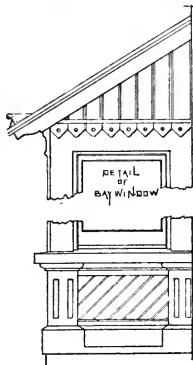
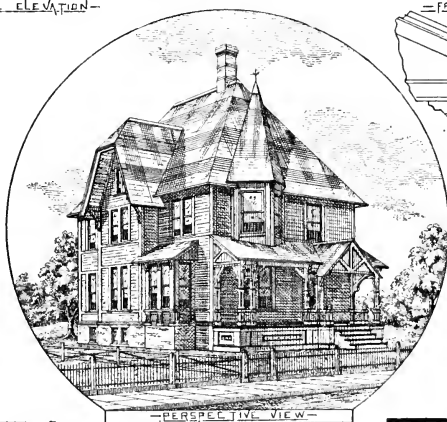




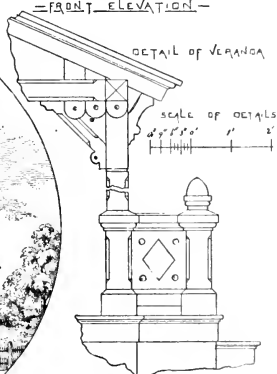
—SIDE ELEVATION—



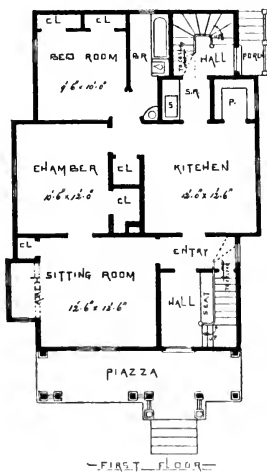
—FRONT ELEVATION—

DETAIL  
OF  
BAY WINDOW

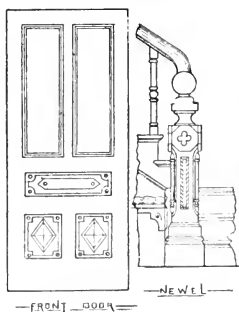
—PERSPECTIVE VIEW—



DETAIL OF VERANDA

SCALE OF DETAILS  
4' 0" 5' 0" 6' 0" 7' 0" 8' 0"

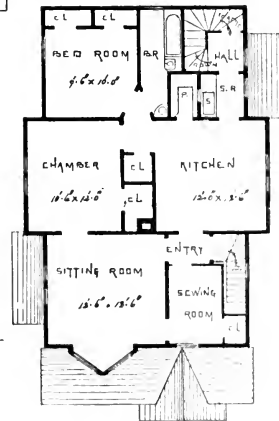
—FIRST FLOOR—



—FRONT DOOR—

—NEWEL—

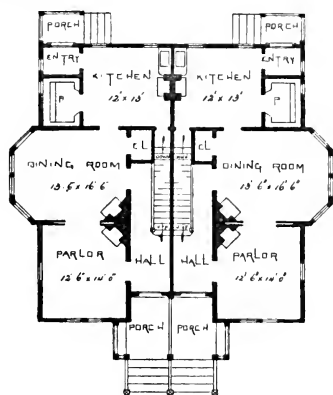
SCALE 1' 2' 3' 4' 5' 6' 7' 8' 9' 10' OF FEET



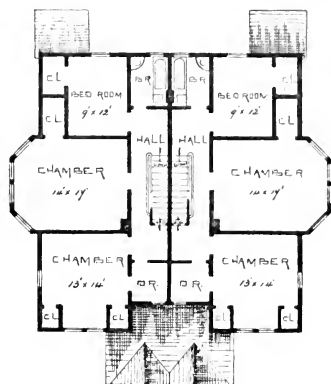
—SECOND FLOOR—

## PLATE 18.

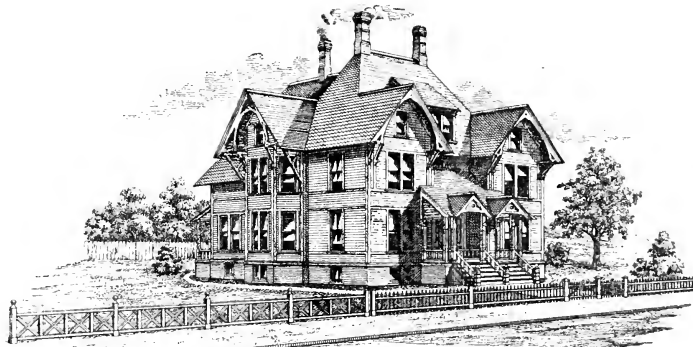
DESIGN 28—Illustrates an attractive pair of Cottages, with good accommodations and the required conveniences. It is becoming quite a common practice to erect houses in pairs, which is a very economical way of building, and if the design is treated rightly, they can be made very effective. Cost, \$ 1,850.



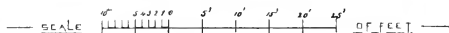
— FIRST FLOOR —



— SECOND FLOOR —



— PERSPECTIVE VIEW —



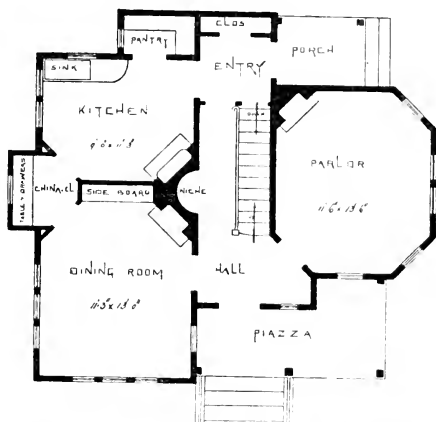
— FRONT ELEVATION —



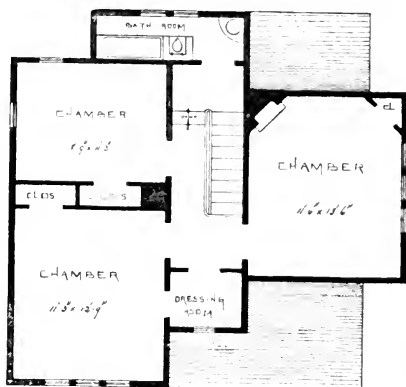
— SIDE ELEVATION —

## PLATE 19.

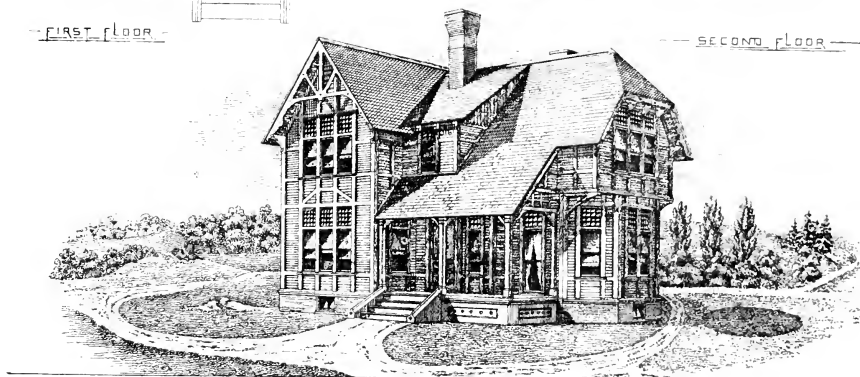
**DESIGN 29**—Shows plan, elevations and perspective view of a tasty little Cottage of six rooms, with necessary conveniences for making a comfortable and attractive home. The first floor is finished in ash; mantels and side-board are executed in ash; floor in dining-room laid with yellow pine and black walnut. Second floor finished in white pine; all interior wood-work filled, and the chamfers and cut work picked out in black. Roof slated. Cost, \$2,300.



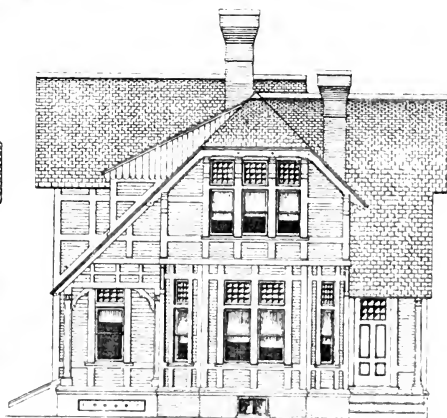
— FIRST FLOOR —



— SECOND FLOOR —



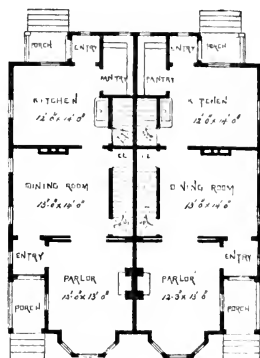
— FRONT ELEVATION —



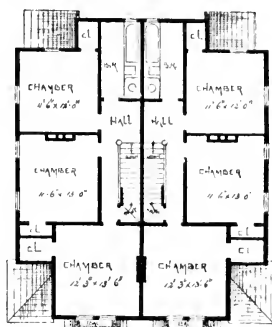
— SIDE ELEVATION —

## PLATE 20.

DESIGN 30—Is a pair of six-room Cottages, designed for a working man having a lot in the city and wishing to put up a house suitable for himself and another member of his family, at a reasonable expense  
Cost, \$1.350 a side.



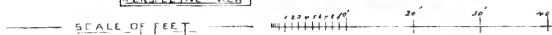
— FIRST FLOOR —



— SECOND FLOOR —



— PERSPECTIVE VIEW —



— FRONT ELEVATION —

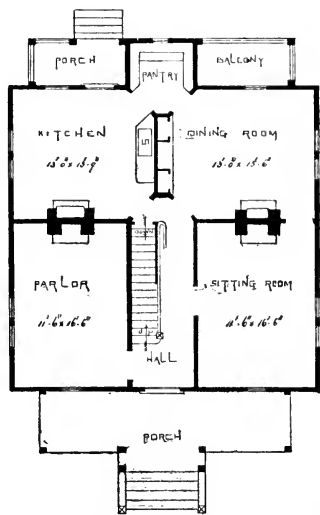


— SIDE ELEVATION —

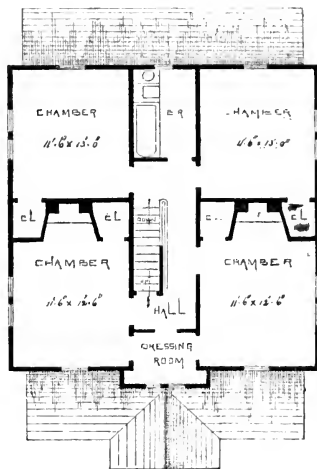
## PLATE 21.

DESIGN 31—Shows plans, elevations, and perspective view of a neat, square Cottage house, of eight rooms, suitable for erection in almost any location, and makes a very attractive house with a good amount of room and conveniences, Cost, \$ 1.950.

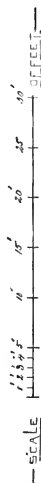




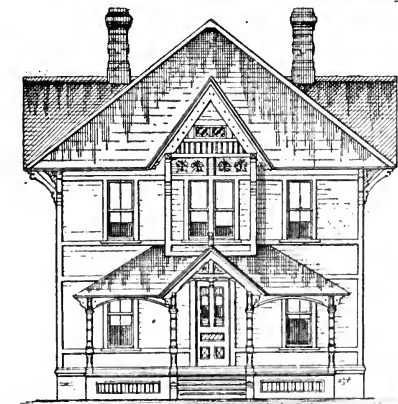
— FIRST FLOOR —



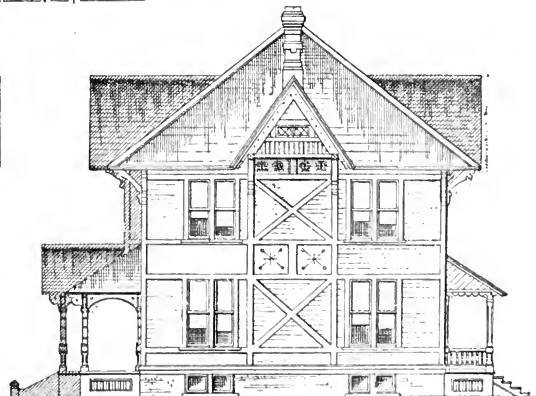
— SECOND FLOOR —



— PERSPECTIVE VIEW —



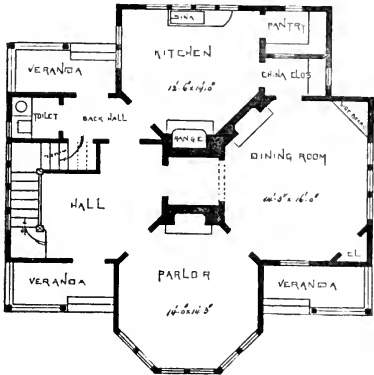
— FRONT ELEVATION —



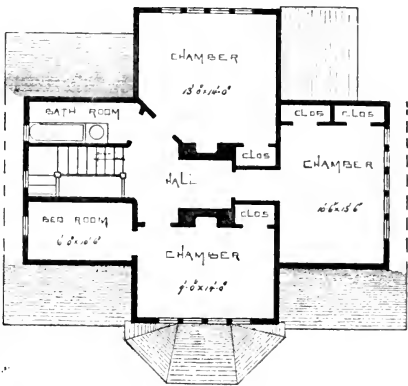
— SIDE ELEVATION —

## PLATE 22.

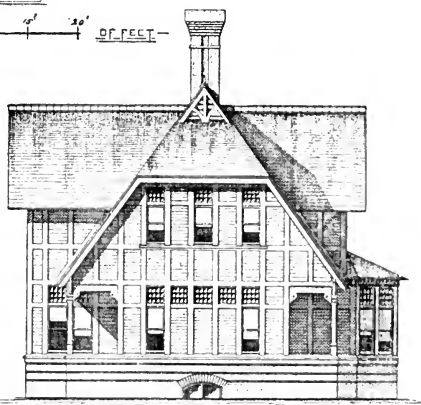
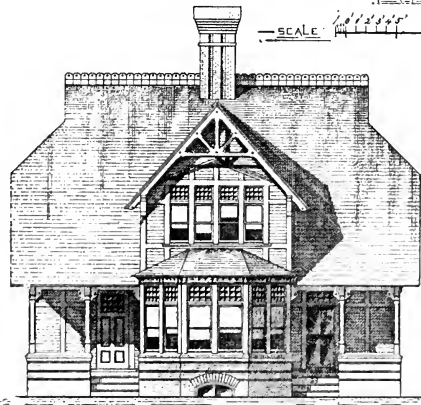
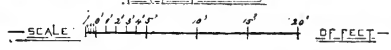
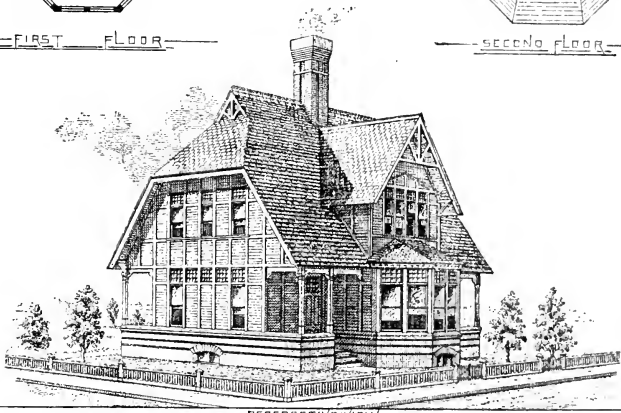
DESIGN 32—Is illustrated by plans, elevations, and perspective view. This design is a very handsome Cottage of seven rooms, with the necessary conveniences, the interior to be finished in good style. The walls, up to first story window-sills, are of brick, faced with North Haven brick of even color, relieved with bands of black brick—the red brick laid in red mortar, and the black brick in black mortar; roofs slated, ridge of terra cotta. Cost, \$2.900



FIRST FLOOR

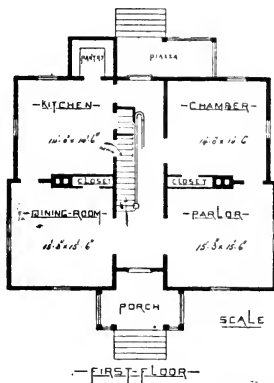


SECOND FLOOR



## PLATE 23.

DESIGN 33—Gives plans, elevations and perspective view of a Southern Cottage of eight rooms, which, with some slight changes, is suitable for erection in almost any part of the country, and is a very attractive and convenient house at a very reasonable price. Cost, \$ 1,500.

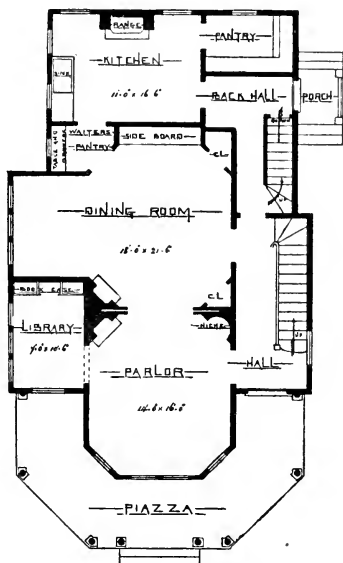


SCALE 0' 5' 10' 15' 20' 25' 30' FEET

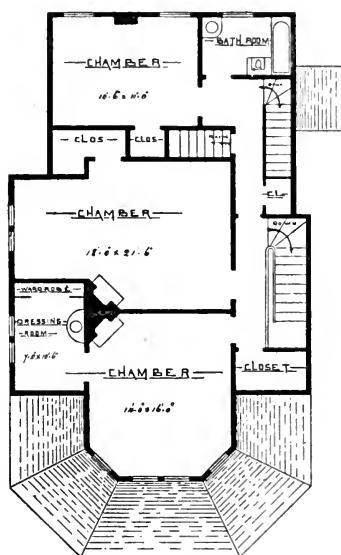


## PLATE 24.

DESIGN 34—Shows plans and elevations of a handsome Cottage. The rooms are large, well lighted, and conveniently arranged. The mantels, sideboard, and book-case are designed to be of ash; all interior finish of white pine—no mouldings—finished in natural color. The piazza is very spacious, and is an attractive feature in the design. Cost, \$3,000.

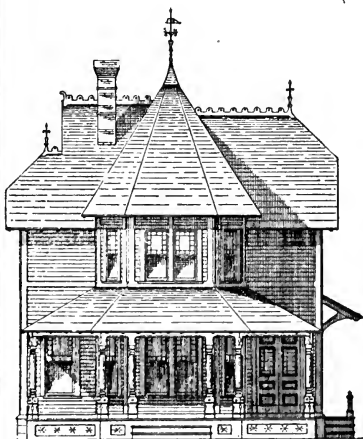


—FIRST FLOOR—



—SECOND FLOOR—

SCALE 1" = 4' 0"



—FRONT ELEVATION—



—SIDE ELEVATION—

## PLATE 25.

DESIGN 35—Is a comfortable Cottage of nine rooms, with modern conveniences and adapted to the requirements of a suburban residence. First floor to be finished in hard-wood. Cost, \$ 2,800.

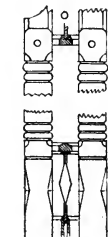




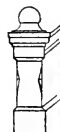
—FRONT ELEVATION—



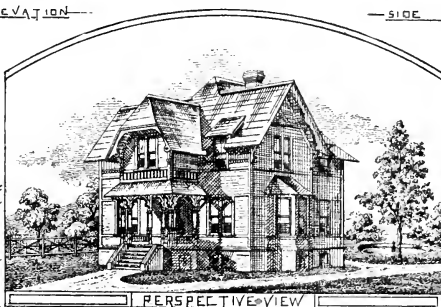
—SIDE ELEVATION—



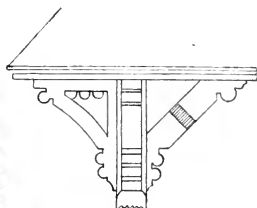
COLUMNS FOR PORCH



SIDE NEWEL

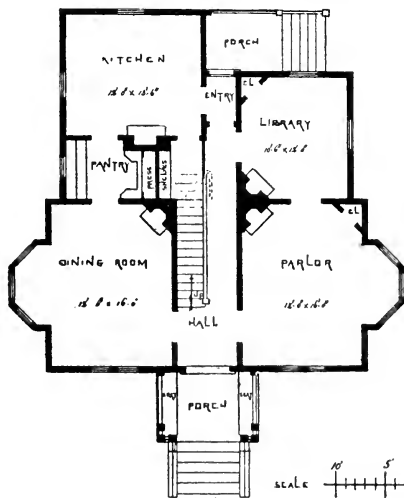


PERSPECTIVE VIEW

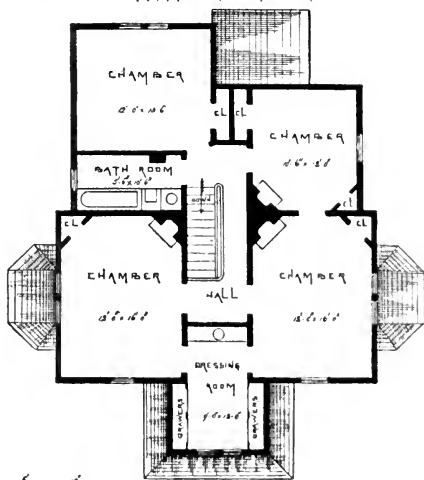


BRACKETS OF FRONT PORCH

SCALE 1" = 10' OF DETAILS



—FIRST FLOOR—

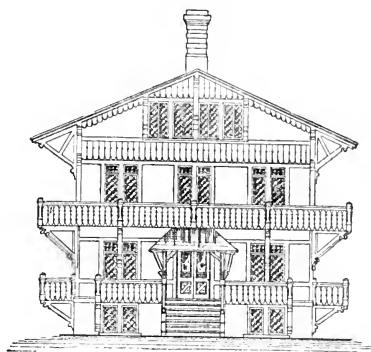


—SECOND FLOOR—

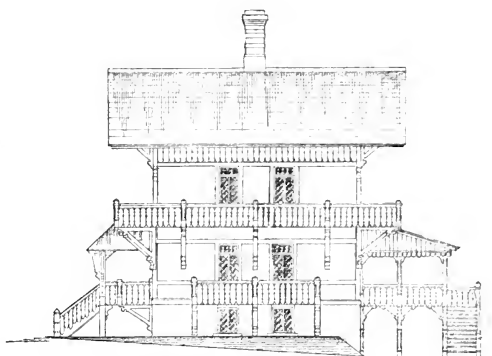
SCALE 1" = 10' OF FEET

## PLATE 26.

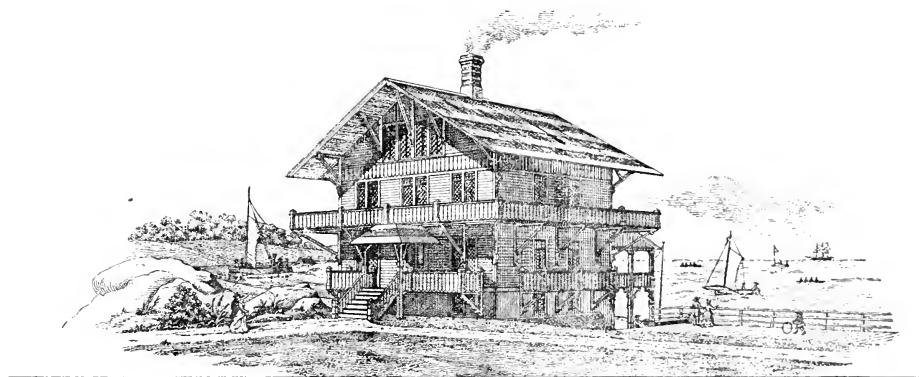
DESIGN 36—Shows plans, elevations and perspective view of a sea-side Cottage, and it will be seen by a careful perusal and study of the plans and design, that it is well adapted for a summer residence, and by some slight changes in plan, could be made to suit a Southern clime. Cost, \$2,600.



—FRONT ELEVATION—

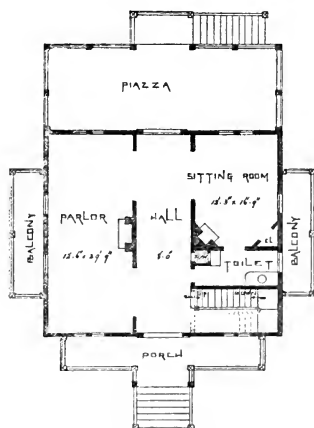


—SIDE ELEVATION—

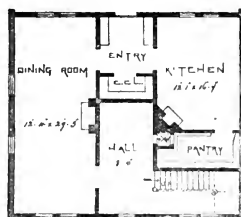


—PERSPECTIVE VIEW—

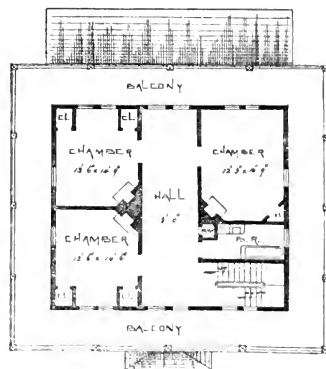
—SCALE— 0 10 20 30 40 50 60 70 80 90 100 FEET



—FIRST FLOOR—



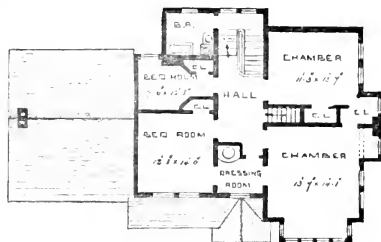
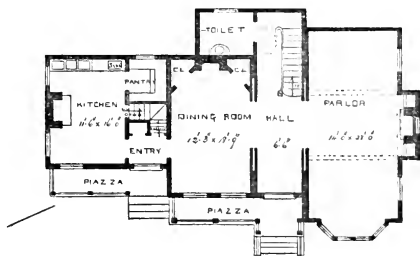
—BASEMENT FLOOR—



—SECOND FLOOR—

## PLATE 27.

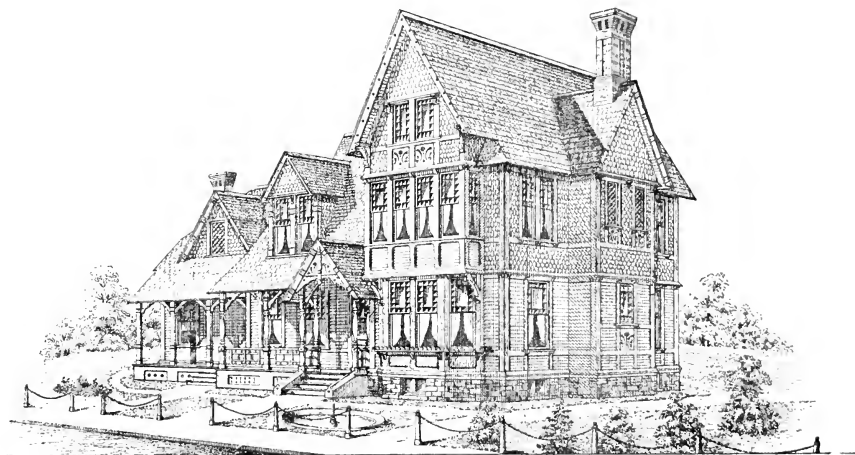
DESIGN 37—Shows a barn and stable remodeled and made into a handsome residence, the parlor, toilet-room and piazzas being added. First floor is finished in yellow pine and ash; floors of hard-wood; mantels in parlor and dining-room of a neat design, executed in ash. Cost, \$ 3,500.



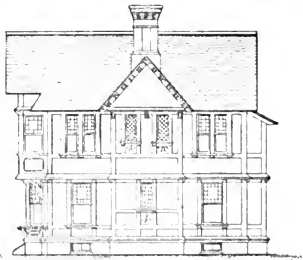
—FIRST FLOOR—

—SECOND FLOOR—

SCALE 0' 5' 10' 15' 20' 25' OF FEET



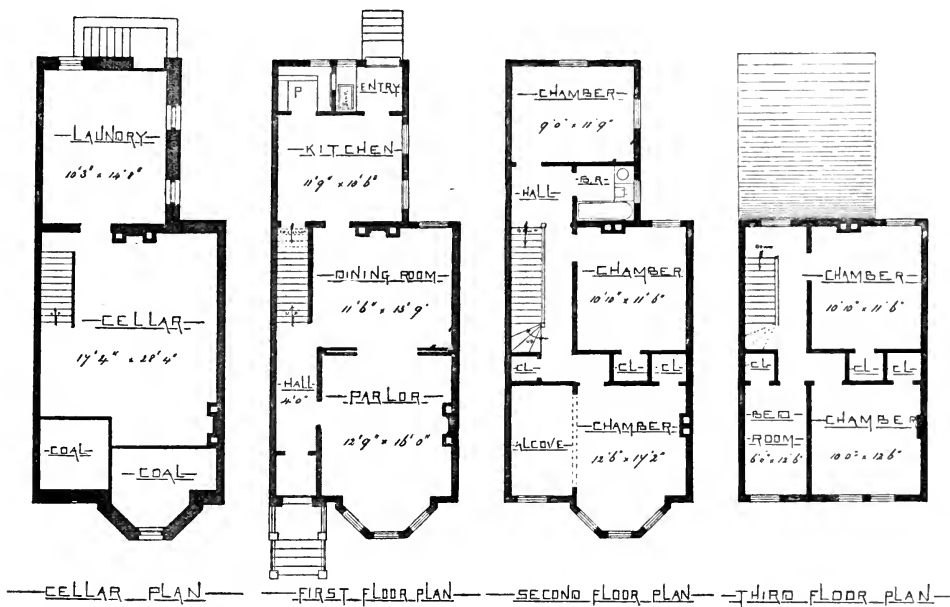
—FRONT ELEVATION—



—SIDE ELEVATION—

## PLATE 28.

DESIGN 38—Shows plans and view in elevation of a block of four brick and bay window Houses, of nine rooms each, in Queen Anne style of architecture. Cost, \$2,400 each.



SCALE 0' 2' 4' 6' 8' 10' 12' 14' 16' 18' 20' OF FEET

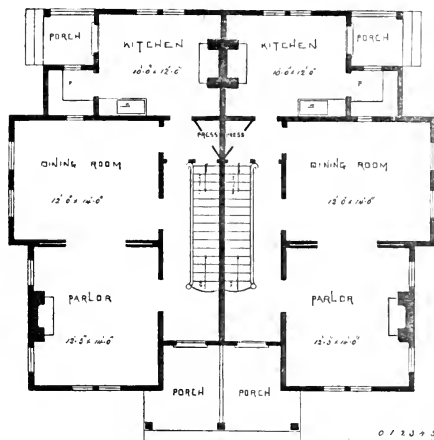


ELEVATION — —

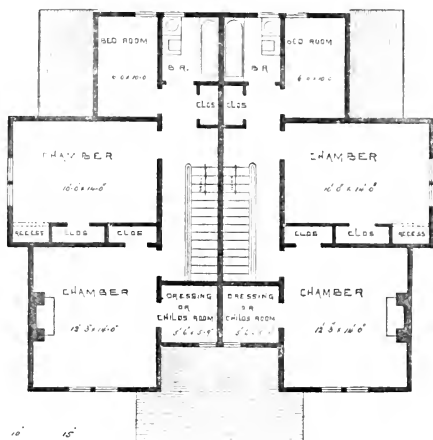
## PLATE 29.

DESIGN 39—Illustrates a pair of compact and convenient Cottages, of seven rooms each, suitable for either city or country; would make a splendid country farm house, for a farmer and his son to reside together, and yet have separate homes. Cost, \$1,200 each.



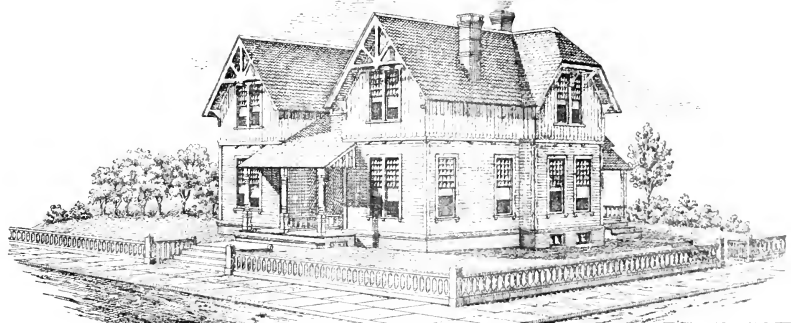


FIRST FLOOR PLAN

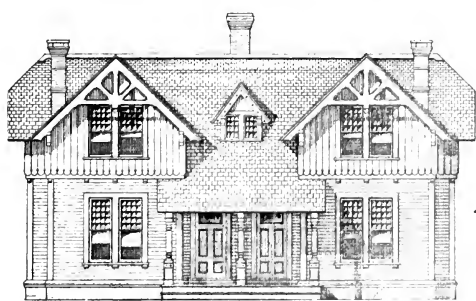


SECOND FLOOR PLAN

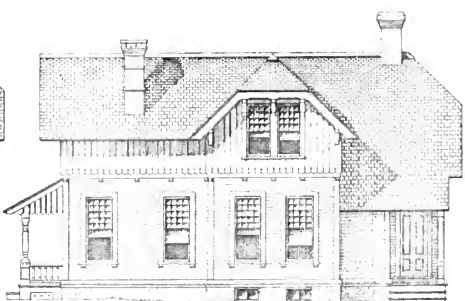
SCALE 0 1 2 3 4 5 10 15 OF FEET



PERSPECTIVE VIEW



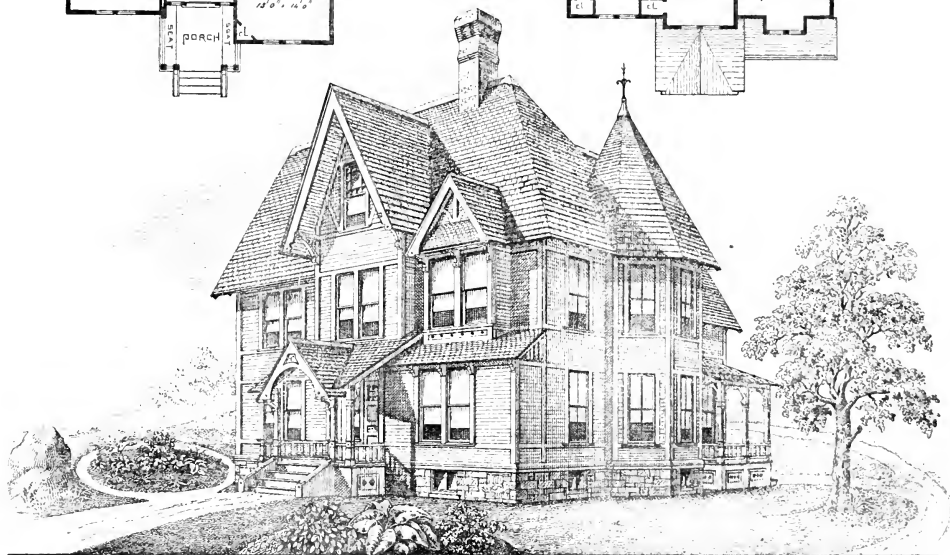
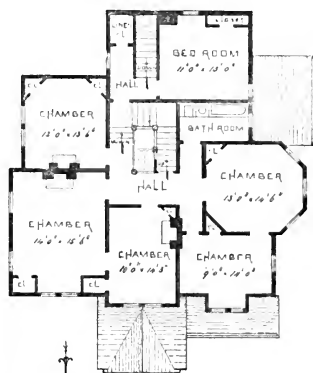
FRONT ELEVATION



SIDE ELEVATION

## PLATE 30.

DESIGN 40—Shows plans, elevations and perspective view of a country House, containing eleven rooms, large attic, cellar under whole house, having laundry, &c., designed to be finished in a plain manner. Cost, \$ 3,200. (See Specifications, latter part of book.)



FRONT ELEVATION

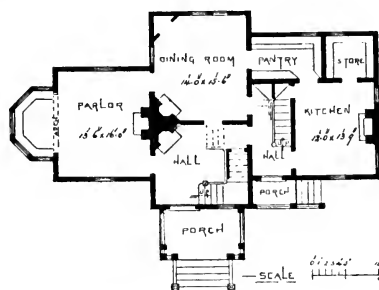
SIDE ELEVATION

SCALE 1" = 10' 0"

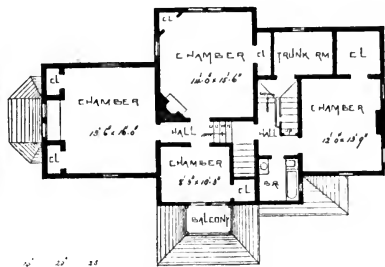
## PLATE 31.

DESIGN 41—Illustrates a Cottage house, of seven rooms, designed for erection in the country. We give elevations in two different styles of architecture, suited to entirely different locations; in this we wish to show how different designs can be adapted to the same plan in a satisfactory manner, and they are intended to become a part of, and be in harmony with the acres that surround them.

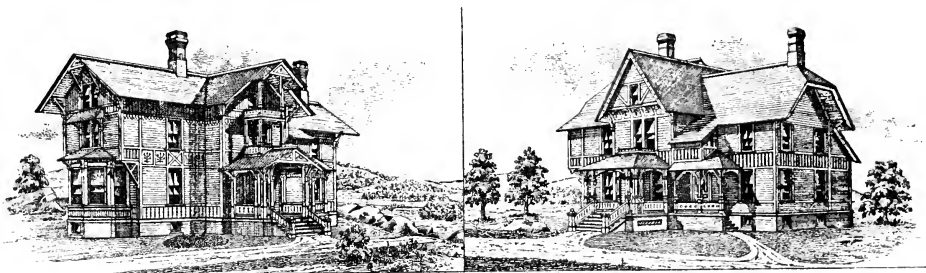
The rooms, are conveniently arranged, but could be differently disposed to suit any one's ideas, and still the same or either of the designs carried out, as could also any of the plans given in this work, and the site has much to do with the arrangement of rooms, which we can readily adapt to different requirements. Cost \$3,100.



FIRST FLOOR



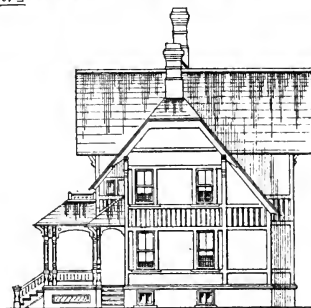
SECOND FLOOR



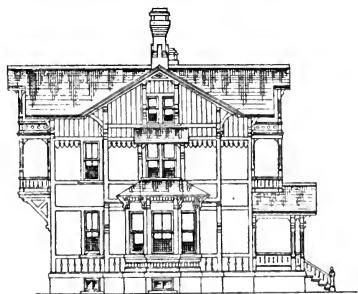
PERSPECTIVE VIEWS



FRONT ELEVATION



SIDE ELEVATION



SIDE ELEVATION

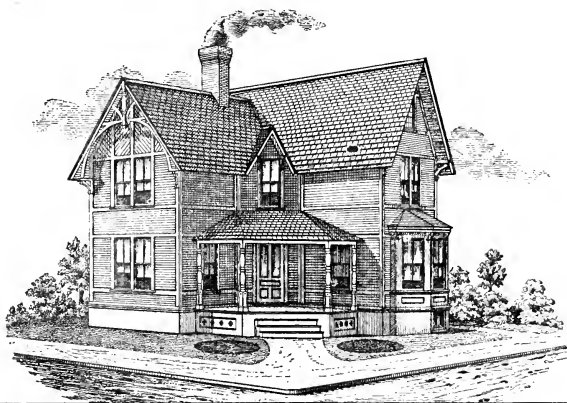
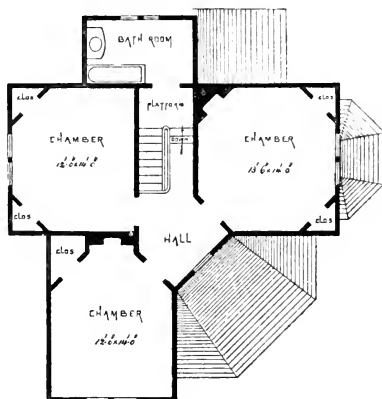
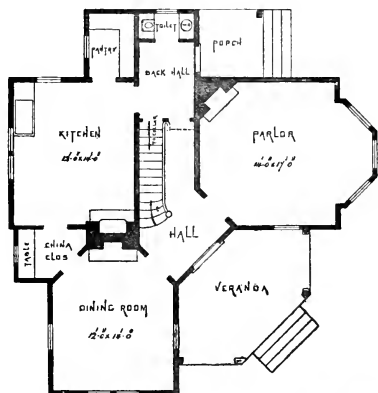


FRONT ELEVATION

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11 45
.7m.
MOON
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7 29
8 33
9 39
10 46
11 52
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## PLATE 32.

DESIGN 42—Gives plans, elevations and perspective view of a conveniently arranged Cottage home of six rooms, with all modern conveniences, and was designed for erection on a corner lot. The interior to be finished in a neat manner; first floor in hard wood. Cost, \$ 2,500.



FRONT ELEVATION

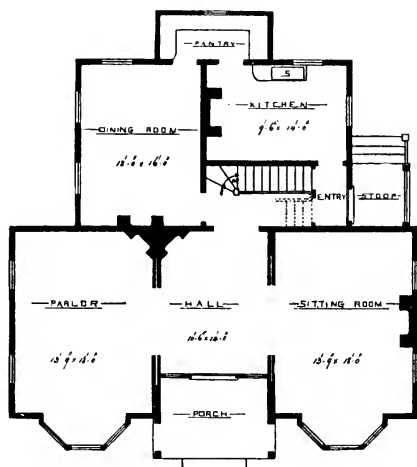
scale 0' 5' 10' 15' 20' 25' 30' 35' 40' 45' 50' 55' 60' 65' 70' 75' 80' 85' 90' 95' 100'

SIDE ELEVATION

## PLATE 33.

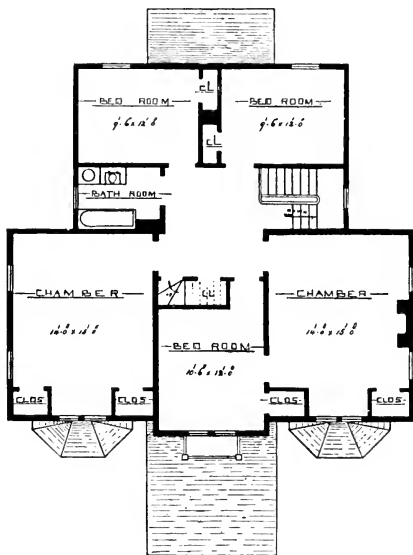
DESIGN 43—Shows plans and elevations of a plain country House, with drive porch. On examination of the plan, it will be seen that a large amount of accommodation is given in a compact form and a minute description is not necessary as the plans sufficiently explain themselves. Cost, \$3,300.



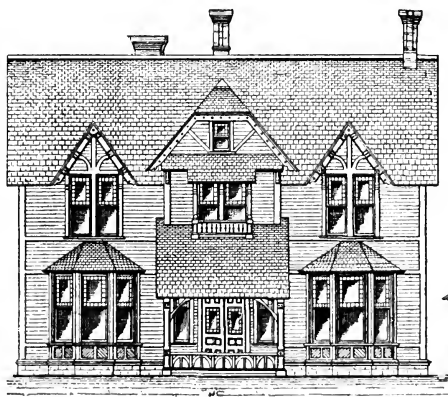


— DRIVE PORCH —

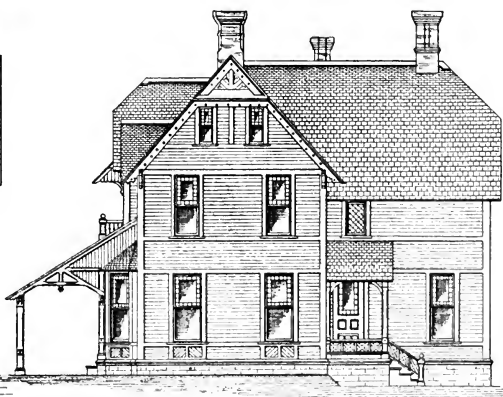
— FIRST FLOOR —



— SECOND FLOOR —



— FRONT ELEVATION —

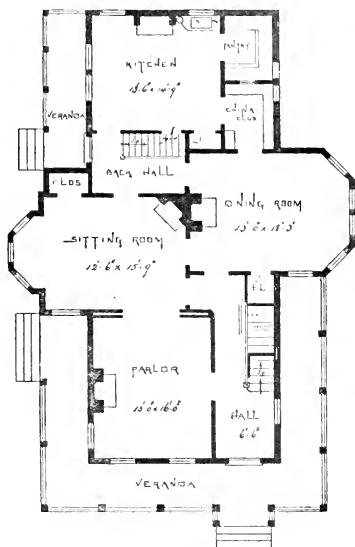


— SIDE ELEVATION —

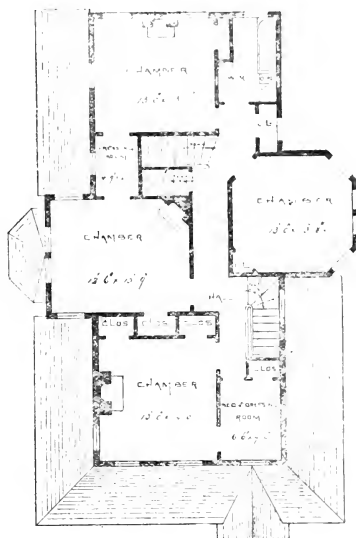
SCALE 1/4" = 1' 0"

## PLATE 34.

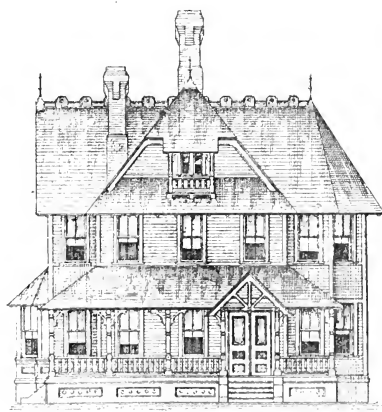
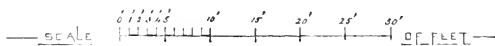
DESIGN 44—Gives plans and elevations of a neat every-day House, which, with its large projecting roof and spacious varandas, makes a perfect gem of a house, and one that is well adapted for erection in suburbs, village or country. As will be seen by the plans, the rooms are conveniently arranged—there is no waste room—and the necessary conveniences are provided to make it a comfortable home. Cost, \$3,000.



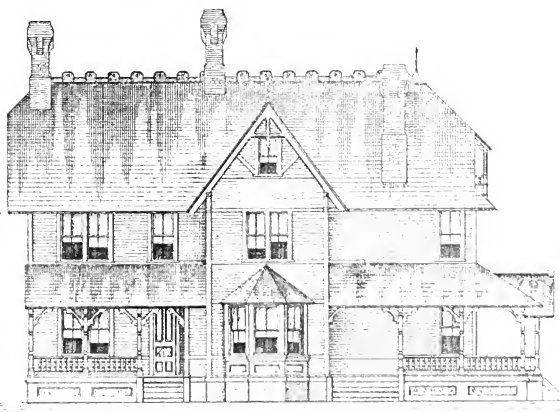
FIRST FLOOR



SECOND FLOOR



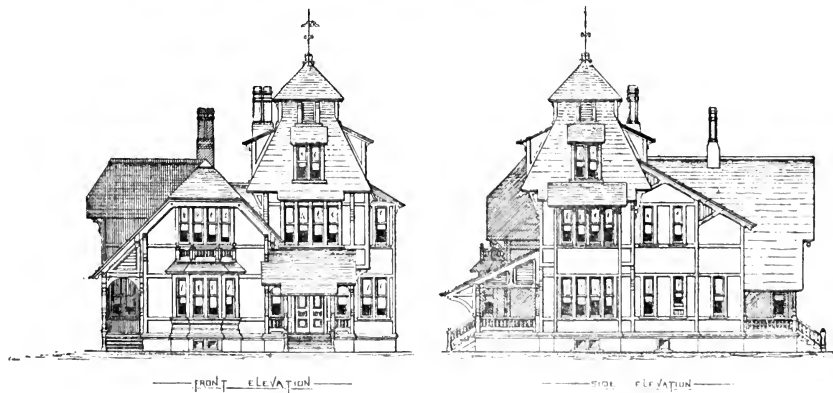
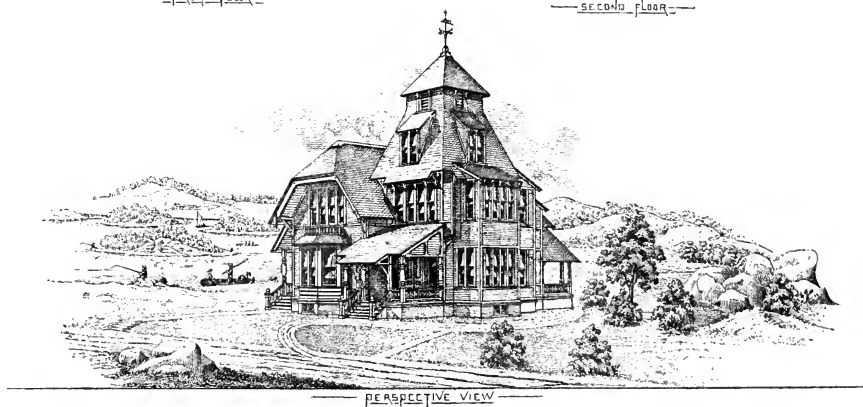
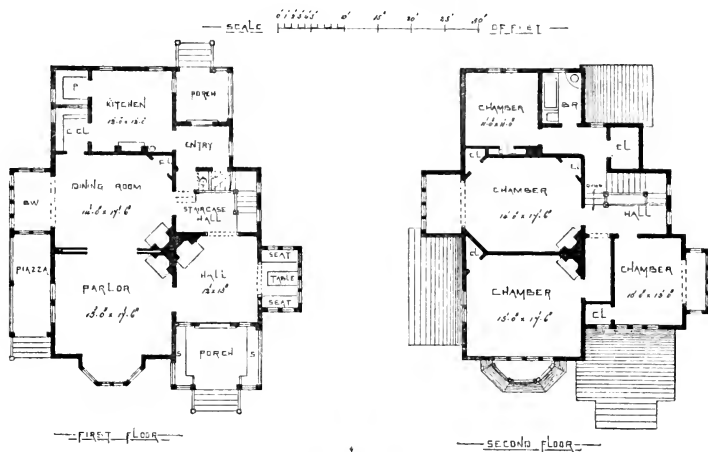
FRONT ELEVATION



SIDE ELEVATION

## PLATE 35.

DESIGN 45—Illustrates a very attractive summer residence. The design was prepared for a particular site, and gives considerable variety in outline and also an impression of solidity and breadth which should be prominent characteristics in a house of this kind. The roof presents an overshadowing, sheltering effect which is very desirable in a summer house. Cost, \$ 3,325.



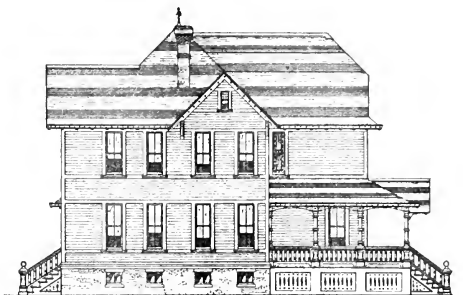
## PLATE 36.

DESIGN 46—Shows plans, elevations and perspective view of a two-family House, with the desired conveniences for making a house of this kind what it should be. The rooms are compact and well arranged, and a large amount of room is given, and is calculated to be a good investment. Cost, \$3,750.

•



— FRONT ELEVATION —

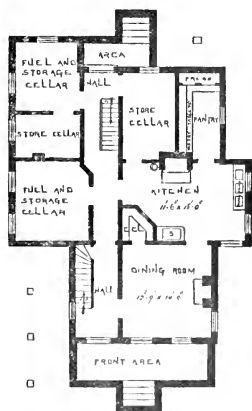


— SIDE ELEVATION —

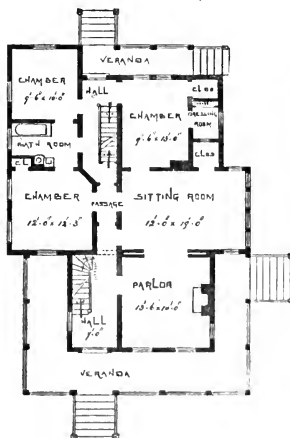


PERSPECTIVE VIEW

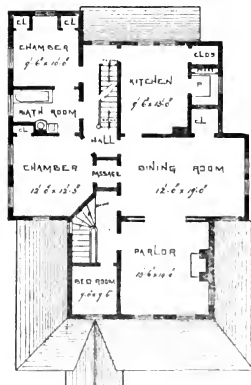
SCALE OF FEET



— BASEMENT PLAN —



— FIRST FLOOR —

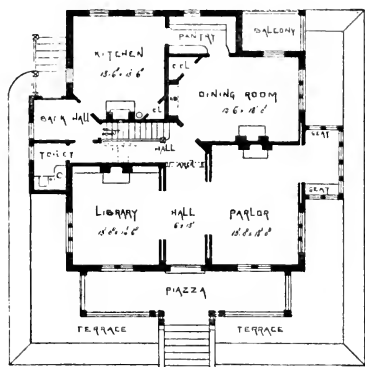


— SECOND FLOOR —

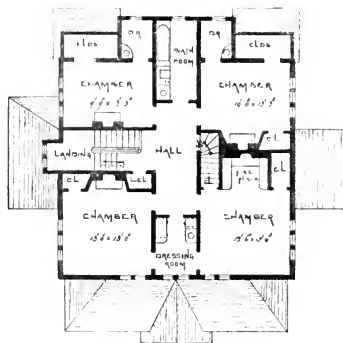
## PLATE 37.

DESIGN 47—Illustrates a handsome brick and timber Cottage, the plan of which is very compact and convenient. The laundry is located under kitchen. The first story is faced with selected North Haven brick, of even color. The second story is of timber construction, and painted a warm red color, trimmed with black. Cost. \$4,000.





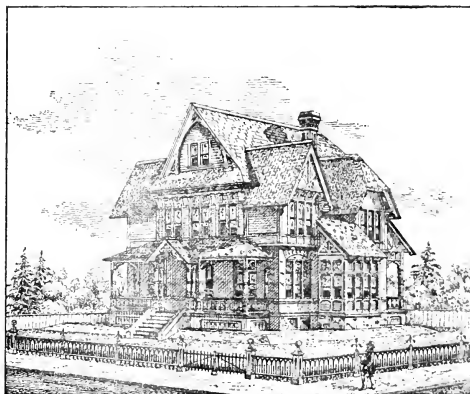
—FIRST FLOOR—



—SECOND FLOOR—



—REAR ELEVATION—



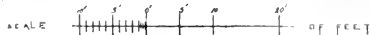
—PERSPECTIVE VIEW—



—FRONT ELEVATION—

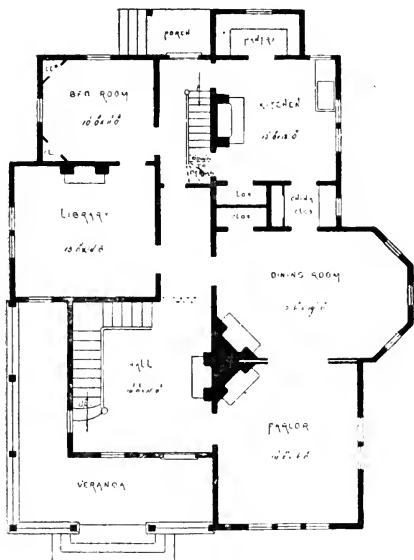


—SIDE ELEVATION—

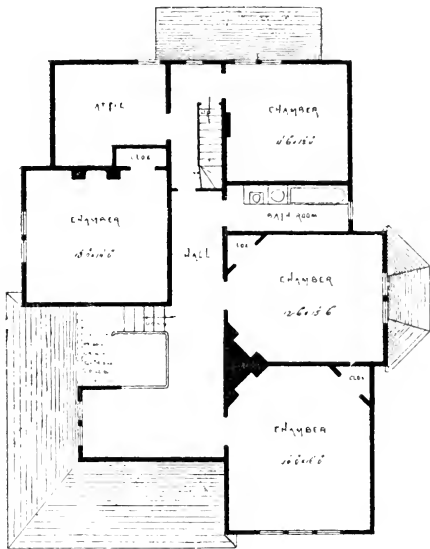


## PLATE 38.

DESIGN 48—Shows plans and elevations of a country House of nine rooms, to be finished in a very plain manner. Cost \$ 2,600.

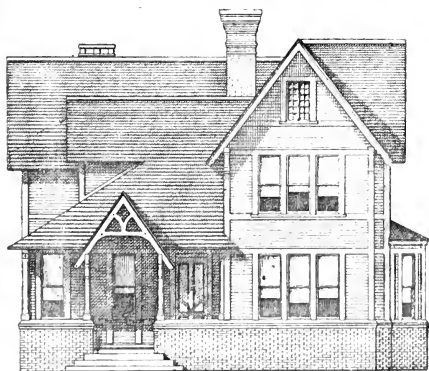


FIRST FLOOR

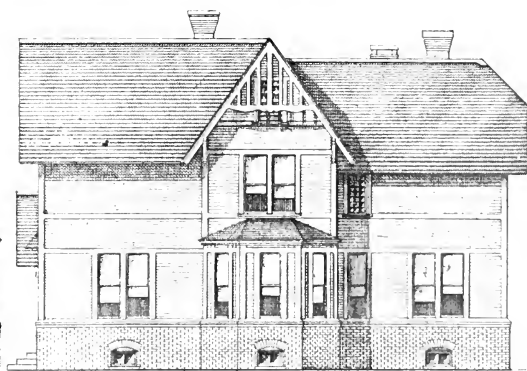


SECOND FLOOR

— SCALE ————— 20 FEET —



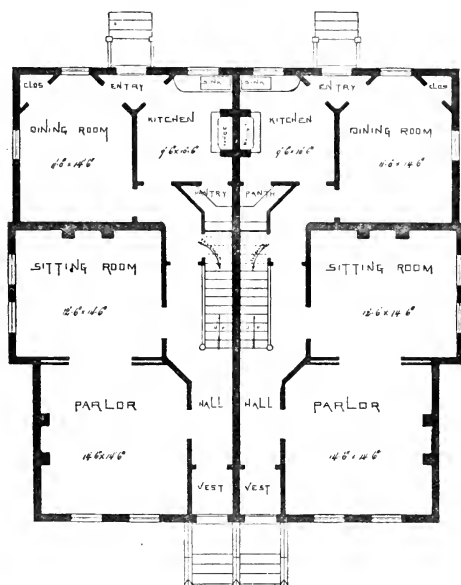
FRONT ELEVATION



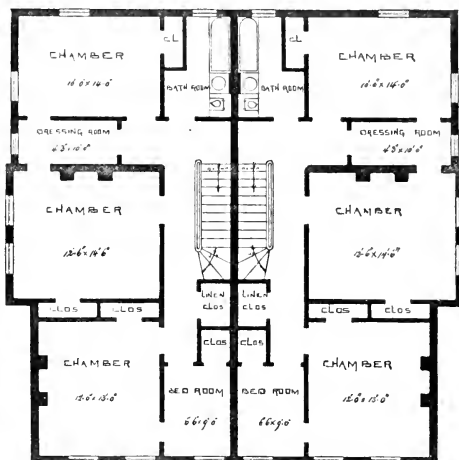
SIDE ELEVATION

## PLATE 39.

DESIGN 49—Illustrates a pair of brick Houses, of large accommodation, with convenient and compact plan giving twelve rooms each with conveniences. The underpinning of Longmeadow brown stone, also water-table and window sills; the exterior walls faced with North Haven selected brick of even color, laid in red mortar, and finished with a black joint; slopes of roof slated; exterior wood-work painted a warm red color and trimmed with black; interior finished in a neat manner and painted. Cost, \$3,100 each.



— FIRST FLOOR PLAN —



— SECOND FLOOR PLAN —

— SCALE — 0' 1' 2' 3' 4' 5' 10' 15' 20' 25' — OF FEET —



— FRONT ELEVATION —



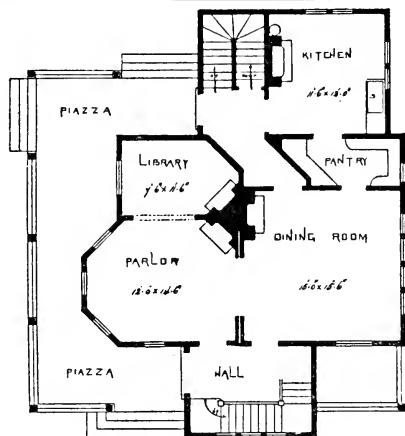
— SIDE ELEVATION —

## PLATE 40.

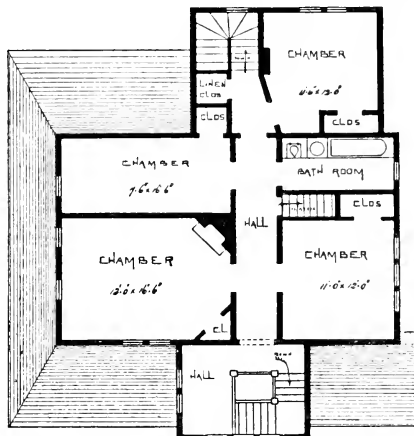
DESIGN 50—Gives plans, elevations, and perspective view of a nine-room compact Cottage, designed for a summer residence by the sea-side. Cost, \$ 3,500.

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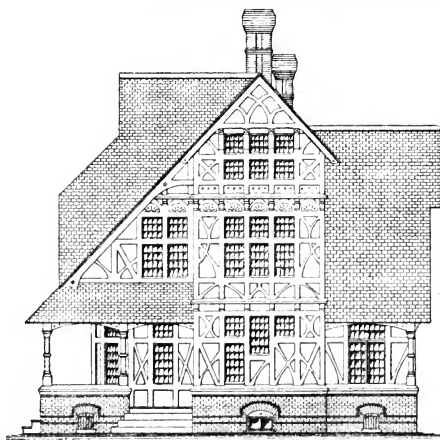
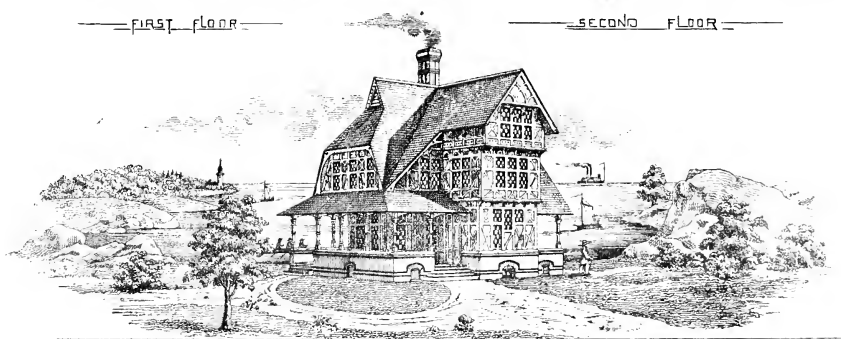
The Plates in this work are all very plain and are intended to tell their own story, therefore but little explanation is necessary to enable any one to understand all their parts. In the matter of cost, localities will have much to do with it, and the business management is a very important part and will affect the cost more or less. The designs have all been carefully studied, with a view to get the greatest amount of room at as small an expense as possible, which is a very different matter from designing houses regardless of cost.



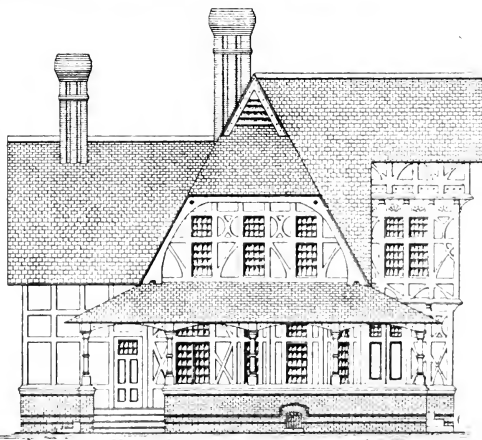
FIRST FLOOR



SECOND FLOOR



FRONT ELEVATION

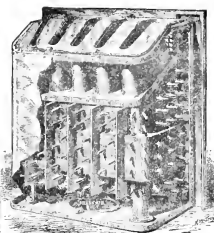


SIDE ELEVATION

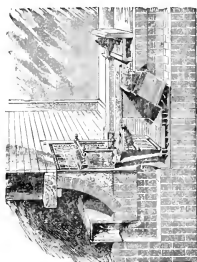
SCALE 0' 10' 20' 30' 40' 50' 60' 70' 80' 90' 100' FEET



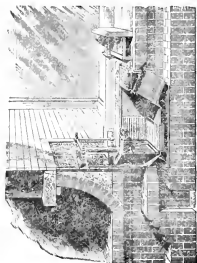
FRONT VIEW.



REAR VIEW.



SECTION.



SECTION.

**JACKSON'S**  
Heat Saving and Ventilating Grate  
Equals three ordinary grates or the best fire-place heaters, without their defects. Thoroughly heats the largest rooms, and on one or two floors, with fuel of one grate. Warms, and introduces into rooms pure air from out-door and removes an equal amount of vitiated air from near the floors. Full radiant fire of the open grate. No drafts, but even temperature throughout. Equal in design and finish to the best grates made.

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# KELLEY & CO.,

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BOSTON, MASS.

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STAINED  
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AND MEMORIAL AND FIGURE WINDOWS,

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ORNAMENTAL

**STAINED**

GLASS WINDOWS

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**MEMORIAL WINDOWS A SPECIALTY. IMPORTED ROLLED CATHEDRAL GLASS,**

OF EVERY DESIRABLE SHADE, CUT TO ANY SIZE NEEDED.

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**GLASS**

TO ANY DESIRED  
PATTERN.

BEVELING IN ALL STYLES.

**CUT GLASS**

For Door Panels, Bank Counters, Counting Rooms, etc. Ground Glass and Plain Stained in all colors, constantly on hand. All inquiries shall have prompt and polite attention.



# SPECIFICATIONS.

## *Of the works and materials required in the erection, construction and completion of Design No. 2, Plate 2.*

**DIMENSIONS.**—The drawings and details must be accurately followed according to their scale, and in all cases preference must be given to figured dimensions over scale. The building to be in size as shown on plans (figured on drawings). Cellar, 6' 6"; first floor, 9' 0" in the clear, divided, subdivided, and built in exact accordance with plans and specifications.

### MASON WORK.

**EXCAVATING.**—Do all necessary excavating required for cellar, area and all foundations, to firm and solid ground, and all to be in depth so that foundations will be clear of frost.

**STONE WORK.**—Build the foundation walls of good, flat building stone, of firm bed, well bonded through the wall, laid up in clean, sharp sand, lime and cement mortar, in parts of one of cement to two of lime, laid by and full to a line on the inner face, and flushed and pointed at completion. These walls to be 1' 4" thick. Put down in like manner foundations under all piers, chimneys and exterior steps, all to be clear of frost.

**DRAINS.**—All drain pipes to be of the first quality cement drain pipe, in sizes as marked on the plan, and to be connected with sewer in street. These pipes to be properly graded, trapped and the joints cemented tight.

**EXTERIOR FINISHING.**—From the top of stone wall, at grade level, extend up two feet in height with 8" brick wall, laid up with best hand-burned brick and clean, sharp sand lime mortar; face walls with selected brick of even color, laid in red mortar, close joints, jointed, properly cleaned down at completion, and finished with black joints. Window sills of blue stone.

**PIERS.**—Build piers in cellar, as shown, of best hand-burned brick, laid in clean, sharp sand lime mortar, and cap with flat stone size of piers.

**CHIMNEYS.**—Build chimneys as shown, plastered on the inside and outside, furnished with proper stove collars and ventilating covers where required; turn arch to fire place and turn trimmer arch under hearth. Hearth to be of slate properly bedded in cement. Top out the chimney above the roof, as shown, with selected brick in like manner to underpinning.

**LATHING.**—All stud partitions, ceilings and work that is framed off, on first and second floor, to be lathed with sound spruce laths, and joints broken every tenth lath.

**PLASTERING.**—All walls, partitions and ceilings, throughout first and second floors, to be plastered one good coat of brown, well haired mortar—and finish with a good coat of white hard finish. All walls to be finished straight and plumb; all angles to be maintained sharp and regular in form, and the plastering, in all cases, to extend clear down to the floor.

### CARPENTER.

**TIMBER.**—All timber not otherwise specified, to be of good seasoned spruce and put together in the most substantial and thoroughly workmanlike manner known to the trade.

**FRAMING.**—The frame to be of white oak as a balloon frame, well nailed together; second floor girts to be notched into and well spiked to studs. Do all necessary framing around stairways and chimneys, properly mortised and tenoned together.

**FRAME TIMBER.**—Girders, 4'x6"; sills 3'x8" 7"; posts, 4'x5"; girts of yellow pine, 1 1/2'x4"; plates, 2'x5"; doubled and well spiked into ends of studding. First floor timbers, 2'x8"; second floor, 2'x6"—16" centres; header and trimmer beams, 3" thick; roof rafters, 2'x5"—2 ft. centres; door and window studs, 3'x4"—intermediate studding, 2'x4"—16" centres; studdings in partitions, 2'x3"—16" centres. Veranda sills and cross sills, 3'x6"; floor timbers, 2'x3"—20" centres; plates 1'x5".

**BRUING.**—Bridge the floor timbers with 1'x2" cross-briding properly cut in between timbers, and nailed at each end with two 10d. nails.

**FURRING.**—Furr overhead on rafters, &c., for rooms on second floor, and do any other furring required; also furnish any other timber, as required by the design, of the requisite sizes and quality.

**SHEDDING.**—Cover all sides of frame with tongued and grooved boards, not to exceed 6" in width, nailed through each edge to every stud with 10d. nails.

**LUMBER.**—The lumber to be of white pine, unless otherwise specified, free from knots, shakes and other Imperfections impairing its durability and strength.

**WALK TABLE.**—To be 1 1/2" thick, furred off, 1", and capped with a beveled and rabbeted cap for claphboards to lap.

**COVER BOARD.**—Casings and bands to be 1 1/2'x6"; bands to be rabbeted top and bottom for claphboards and beveled on top.

**CLAPHBOARDING.**—Cover all sides with clear pine claphboards, 1 1/2" wide, put on with oil box nails, to have not less than 1 1/2" lap, and underlaid with rosin-zinc waterproof sheathing felt, which, also, place under all casings, water-table etc., so as to lap and make tight job.

**COVERING.**—To be formed, as shown, on 2'x5" rafter feet, spiked on to rafters at plate; gutter formed on same, and lined with tin, so as to shed water to points indicated on plan; the plancier to be formed by laying narrow pine matched boards, face down on rafter feet; barge boards 2" thick as shown, and all as per detail drawings.

**WINDOW FRAMES.**—To be made as shown; cellar frames of 2" plank rabbeted for sash; sash hinged to top, and to have suitable fasteners to keep open or shut; all other sashes to be double hung with heavy cords and cast-iron weights, and to be glazed with best American sheet glass all sashes 1 1/2" thick, of seasoned pine, window sills 2" thick.

**BLINDS.**—Outside blinds to all windows, except cellar, hung in two folds, properly secured and painted two good coats of dark green paint.

**DOOR FRAMES.**—Outside door frames of plank, rabbeted, and to have 2" oak sills.

**FLOORS.**—To be constructed as shown by the detail drawings; steps 1 1/2" thick, 1 1/2" risers, to have cover under nosings; lay floors with 1 1/2'x4" flooring, blind nailed to beams, and to have white lead joints; ceiling edged with narrow beaded battens of even width and milled in angles. Columns, rails, newels, panels, &c., all as per detail drawings.

**ROOFING.**—All roofs to be covered with 18" sawed pine shingles, laid on 1'x2" strips nailed to rafters with 10d. nails; each shingle to be nailed with two white metal nails, to be well laid, joints properly broken, and made tight.

**FLOORS.**—Lay the floors throughout with 1" flooring, not to exceed 6" in width, to be well laid, joints broken, and well nailed to every timber; the best to be selected and laid on first floor.

**PARTITIONS.**—Set partitions, as marked on plans, to foot on girders, and to have 3'x3" plates to carry second floor; all angles to be formed solid; all partitions to be bridged once in their height.

**GROUNDING.**—Put up all necessary grounds to skreed plaster to, to be 1 1/2" thick and level on.

**WAINSCOTING.**—Wainscot walls of kitchen and living room 3ft. high, with beaded battens 3" wide, and cap with molded and beveled cap.

**CASINGS.**—In front hall and living room to be cut and stop chamfered, as shown, 1 1/2'x6"; all doors and windows elsewhere to be eased before plastering with 1" casings, and finish with a 1 1/2'x11" hand mold; put down 2" bevelled base in front hall and bed-rooms after plastering; door joints to be 1 1/2" thick, and rabbeted for doors and beaded on edges; windows to be finished with neat stool and apron finish.

**DOORS.**—To be made in size as shown; outside doors to be sash doors, as shown; all other doors six-panel, ogee, moulded solid.

**SADDLES.**—Put down neat hard pine saddles to all doors.

**STAIRS.**—Cellar stairs to be of plank, no risers; stairs to second floor as shown, 1 1/2' treads, 1 1/2' risers, properly put together and supported.

**SINK.**—Set up sink under sink with narrow beaded battens, to match wainscoting; hang door to form closet under; set up splash back 16" high; also place drip behind complete.

**PANTRY.**—To have counter-shelf and four shelves above; also put up one dozen pot-hooks.

**CLOSETS.**—To be fitted up with shelves and double wardrobe hooks, 9" apart, on neat molded strips.

**FRUITERIE.**—To front door Hemicake Eastlake pattern elsewhere Hemicake plate.

**LOCKS.**—To all doors to be mortise locks, brass frames and keys; outside doors to be secured with suitable shoe bolts.

**STOPS.**—Insert hard wood door stops in base where requisite.

**HANGING.**—Hang all doors with loose joint butts of appropriate size.

**MATEL.**—To be constructed, as shown, of ash.

**PAINTING.**—Partitions in cellar to be boarded with matched boards; coal bin to be boarded up 4 ft. high, to have slides complete.

**FINAL.**—Also do any other carpenter work as shown by and as required to carry out the design.

### PAINTING.

All wood-work, both on interior and exterior, unless otherwise specified, to be painted two good coats of best white lead and raw linseed oil paint. First claphboards Venetian red; casings &c., Indian red; hanging black for all chamfers and cut work. Grain wood-work in kitchen in oak; bed-rooms paint in one color; wood-work in hall and living room to be properly filled with Wheeler's patent wood filler and finished with one coat of Cowell's Preservative No. 1, in a first class workmanlike manner; chamfers and cut work pick out in black; paint roofs dark slate color, tin work Indian red. Also, do any other painter's work as required by the design.

### TINNING AND PLUMBING.

**TINNING.**—Line the gutters with tin, well soldered in rising; furnish and put up the necessary number of tin leaders to convey the water from gutters to grade level, and there connect with drains. These leaders to be firmly secured to building, and to be graded in size to suit amount of service required.

**SINK.**—To be a 20"x30"x6" cast iron, supplied with water through 1/2" lead pipe and 2" brass draw cock, to have 2" cast-iron waste, properly caulked at joints, trapped and connected closely to drain. Extend waste pipe above roof for vent.

# SPECIFICATIONS.

*Of the works and materials required in the erection, construction, and completion of Design 40, Plate 30.*

**DIMENSIONS.**—The drawings must be accurately followed according to their scale, and preference given to figured dimensions over scale.

Detail drawings will be furnished, any work constructed without such drawings must be removed if required, and work replaced at contractor's expense. The building to be in size as shown and figured on drawings. Cellar, 6' 9"; first floor, 9' 0"; kitchen, 8' 3"; second floor, 9' 0"; over kitchen, 8' 0"; all in the clear, divided, subdivided, and built in exact accordance with plans and specifications.

## MASON WORK.

**EXCAVATOR.**—Excavate in depth for the cellar, area, foundations, and footings of all the walls and chimneys, also for all drains, cistern and cess-pools. Dig trenches for footings of all walls 8" below level of cellar bottom; fill in around walls as laid; grade the excavated earth around the building as may be directed. Lay aside the top soil, at commencement, and replace over the graded surface at completion.

**STONE WORK.**—Build foundation walls of good building stone, of flat bed and firm built, laid in clean, sharp sand, lime and cement mortar, in parts of one of cement and two of lime. Lay down footings under all the walls of the building of flat stones, not less than 20" long and 6" thick, bedded crosswise of the walls on the natural, undisturbed earth; build the walls from thence to grade level, by and fall to a line on the inner face, and flush and point at completion. These walls to average 1' 6" in thickness, the greater breadth at the base. Lay down substantial foundations under chimneys and piers in cellar; put down clear of frost, solid foundations under piers supporting porches and verandas, also under all exterior steps. Area copings and steps to be of blue stone, steps properly walled in on each end.

**UNDERPINNING.**—Build the underpinning walls 16" thick from grade level, and extend up 2' 4" in height, with good underpinning stone, level beds, plumb joints; all angles and jambs to have chisel draft on edges, also on top to receive woodwork, and to be properly pointed and pencilled with a white joint at completion. Window sills to be of blue stone; such portions of walls as are covered up with veranda to be rough work.

**CROSS-POL.**—Stone up cross-pool 3 feet in diameter and 8 feet deep, covered with rough flag, provided with man-hole, etc., complete; make the necessary connections with the cistern to receive the overflow through cement pipe of the required size. Also stone up, in like manner, cess-pool, to receive wastes from house, and connect with 6" cement drain-pipe.

**BRICK WORK.**—To be laid up with best quality hard-burned brick and clean, sharp sand, lime mortar.

**PIERS.**—Build piers in cellar 16" square, as shown, and cap with flat stone, size of piers; piers supporting porches and verandas 12" square.

**CHIMNEYS.**—Build the chimneys as shown on plans; carry up the flues of uniform size, to be well plastered, furnished with proper stove collars and ventilating flues where required; turn arches to all fire-places, and turn trimmer arches under all hearths; top out above the roof, as per detail drawings, with selected brick laid in black mortar, close joints, pointed and cleaned down. Face the throat, breast and jambs of kitchen fire-place with selected brick, laid in black mortar, provided with slate shelf, to have blue-stone hearth as shown on plans. Build fire-place in hall with buff brick, laid in red mortar, angles milled and as per details, also furnish the necessary brick, mortar and plaster for setting the mantels and range.

**CISTERN.**—Build a cistern where directed, 10 ft. diameter and 10 ft. deep, with 8" walls laid in and smoothly coated on the inside with cement; cover man-hole in neck with flag-stone, connect to leaders with 4" and 6" vitrified pipe.

**LATHING.**—Lath all walls, ceilings, and work that is furred off, throughout first and second floors, with sound, seasoned lath, securely nailed to each stud, and joints broken every tenth lath.

**PLASTERING.**—All walls and ceilings throughout first and second floors, plaster with one good coat of brown, well haired mortar, and finish with one coat of white hard-finish. All angles to be sharp and regular in form, walls to be straight and plumb, and in all cases to extend clear down to floors.

**CORNICES.**—Run stucco cornices, as shown by the details, in hall, parlor, library and dining-room of first floor.

**PENCILS.**—Put up four neat and appropriate centres, of such pattern as selected by owner.

**ARCHES.**—Finish and mold the arches in hall as shown by the detail drawings.

**FINAL.**—White wash walls in laundry, and do all necessary mending in walls after other craftsman, and deliver the mason work up in thoroughly good order at completion; make the floors broom-clean from time to time as required; also remove all mason's waste materials and rubbish accumulated during the progress of the works, from off the premises and leave everything in a perfect, complete and satisfactory state.

## CARPENTER.

**TIMBER.**—The whole of the timber used in and throughout this building to be the best of their several kinds, well seasoned and free from sap, shakes and other imperfections impairing its durability and strength.

**FRAMING.**—The frame to be what is known as half balloon, the studs to be tenoned into sills and plates, to be braced with long angle braces cut in bare-foot and well spiked. The girts to be of yellow pine, notched into and well spiked to studs. Do all necessary framing around stairways and chimneys, all properly mortised and tenoned together and all to be done in a thoroughly workmanlike and substantial manner.

**FRAME TIMBER.**—Sills and girders, 6"x6"; posts, 6"x6"; inside angle cut out to make them 4" from faces. Girts 11"x14"; plates, 4"x3"; first floor timbers, 2"x10"; second floor, 2"x8"; attic 2"x6"—all 16" centres; header and trimmer beams, 3" thick, all floor timbers under partitions running same way to be 4" thick. roof rafters, 2"x6"—2 ft. centres; hip and valley rafters, 3"x8". Door and window studs, 3"x4" intermediate studding, 2"x4"—16" centres; long braces, 2"x4". All main partitions to be set with 2"x4" studding—16" centres, to be set as the frame is raised, and foot on girders, to have 3"x4" plates on which to foot second story partitions and carry floor timbers; other partitions set with 2"x3" studs—16" centres, and all partitions that are directly over each other to be set in like manner to above, all to be well braced and spiked; all angles to be formed solid, and all partitions to be bridged over in their height. Porch and veranda sills, 4"x6"; door timbers, 2"x6"—16" centres; plates, 4"x3"; rafters, 3"x5"—2 ft. centres.

**BALCONY.**—All the floor timbers to be bridged through centres with 2"x2" cross-bridging, properly cut in between timbers and nailed with two 10d. nails at each end, also furnish any other timber of the required size and necessary to fully complete the works.

**FURRING.**—Properly support and furr under stairs, furr for arches, and do any other furring required by the design.

**SHEDDING.**—Cover the entire frame with tongued and grooved boards, not to exceed 6" in width, nailed through each edge to every stud with 10d. nails; this includes all roofs.

**LUMBER.**—The lumber to be of white pine, unless otherwise specified, well seasoned and dry, and free from shakes, knots and other imperfections. Sashes and panel work to be perfectly clear lumber.

**CLAPBOARDING.**—Cover all sides with clear pine clapboards, put on with 8d. box nails, with not less than 1 1/2" lap. These boards to be underlaid with heavier-board, rosin-sized, waterproof sheathing felt, which also place under corner boards, casings, etc., so as to lap and make a tight job.

**CORNER BOARDS, CASINGS, AND HANDS.** 1 1/2"x7"; hands to be rabbeted top and bottom for clapboards.

**WATER TABLE.**—To be furred off from frame, and to have beveled cap 1 1/2" thick.

**GUTTERS.**—To be formed on 3"x5" rather feet, cut as shown, and spiked on to rafters at plate; the planer to be formed by laying narrow pine matched boards, face down on rafters feet; large boards and gable stuffs to be 2 1/2" thick and as shown. Brackets, as shown, and all as per details. Gutters to be of galvanized iron, graded to shed water to points indicated on plan.

**LEADERS.**—Furnish all the required leaders of sufficient size to convey the water from the gutters to the cistern and the tank in attic: said leaders to be firmly secured to building.

**FINAL.**—To be of wrought iron, as per details, to have galvanized iron cover to base.

**WINDOW FRAMES.**—To be made in the ordinary manner: cellar frames to be made out of 2" plank, rabbeted for sash; sash hinged to top and to have suitable fasteners to keep open or shut; all sash to be of seasoned pine, 1 1/2" thick, and double hung with best hemp cords, from weights, and 1 1/2" sham axle pulleys, and to be glazed with English sheet glass, all to be well bedded, bradded and puttied; window in dining-room, on to veranda, to be hinged: window sills 2 1/2" thick.

**BLINDS.**—Outside blinds to all windows, except cellar, hung in two folds, with the best kind of hinges, and secured with best style fasteners, and painted three coats of paint, invisible green.

**DOOR FRAMES.**—Outside door frames to be of plank, rabbeted, and to have 2½" oak sills.

**VERANDAS.**—Construct veranda and porches, as shown, and as per detail drawings; steps, 14" thick, risers 14", to have cove under nosings; lay the floors with 1½" x 3½" flooring, blind nailed to beams, and to have paint joints; rafters to be dressed and chamfered; lay on rafters, face down narrow beaded ceiling of even widths. Columns, rails and brackets to be as shown; cornices formed with beaded ceiling on rafter feet in like manner to main roof; rafter feet to be cut as shown; panels formed under door as shown.

**FLOORS.**—Lay the kitchen floor with yellow pine, 1½" x 3½", blind nailed to every beam; all other floors lay with white pine, not to exceed 3½" in width, to be well laid, joints broken, and blind nailed in a thorough manner. Lay front hall floor with yellow pine and black walnut in alternate strips, to have neat border.

**WAINSCOTING.**—Walls of kitchen to be wainscoted 3 ft. high with beaded battens 1½" x 3½", and to have neat beveled molded cap.

**CASINGS.**—Case all doors and windows throughout, before plastering with ¾" casings, and trim hall, parlor, dining-room and library with a 1½" x 3½" hand-mold; elsewhere trim with 1½" x 1½" hand-mold; windows in above rooms to be finished down to floor with framed and molded painted-batts to match doors; other windows to have neat stool and apron finish; door-jambes to be 1½", beaded on edges, and rabbeted for doors; no moldings in closets.

**BASE.**—Put down after plastering, ¾" molded base in principal rooms first floor; 7½" plain beveled elsewhere.

**DOORS.**—To be made in size and thickness as marked on plans; front doors as per details; top panels glazed with colored glass; all other doors to be six-panel oggee molded solid.

**SADDLES.**—Put down molded hard-wood saddles to all doors.

**STAIRS.**—Stairs to cellar to be of plank, no risers, to have flat rail on side; main stairs as shown 1½" risers, 14" treads, with returned molded nosings, to be well supported and rough bracketed, steps lousied into strings; newel posts, rails and balusters to be of black walnut, as per details. Back stairs, and stairs to attic to be box stairs.

**WASH TUBS.**—To be constructed out of 2½" plank, rabbeted and put together with white lead joints, and to have hinged lids—these tubs to be 14" deep.

**SINK.**—Ceil up under sink with narrow beaded battens; to have door properly hung; ceil up splash back 16½" high, and cap same as wainscoting also place drip board complete.

**WASH BOWLS.**—Ceil up under with narrow beaded ash battens, and hang door to form a closet under.

**BATH-ROOMS.**—Wainscot walls of bath-room, 3 ft. high, with narrow beaded ash battens, and cap with neat cap; water closet to be fitted up with seat, riser and mitre-clamp tub, hung with brass batts.

**BATH-TUB.** to be cased in most approved manner, all of ash.

**TANK.**—Construct out of 2½" planks, a tank in attic, over bath-room 7 ft. long, 5½" wide and 3 ft. deep, framed, braced and supported in a substantial manner; the bottom of tank to be furred and plastered in bath room, and finish 7½" in the cellar.

**PANTRY.**—To have counter-shelf and four shelves above; closet for barrel of flour, with lid in counter-shelf; also put in two dove-tailed drawers, and put up one dozen pot-hooks.

**PASSAGE.**—To have table with closet under, and three dove-tailed drawers; also shelves as shown.

**CLOSETS.**—To have shelves on neat strips, and double wardrobe hooks 8" apart, on neat molded strips.

**FURNITURE.**—To front doors to be Tucker bronze; other doors, first, floor, principal rooms, Hemacite Eastlake pattern; other doors, mineral japanned, ash fasteners to correspond; all small closets to have suitable catches; all drawers to have suitable pulls, locks, etc., complete.

**LOCKS.**—All doors throughout to be secured with mortise locks, of best city make, brass flanges, bolts and keys; outside doors to have suitable shoe bolts.

**STOPS.**—Put rubber-tipped door-stops in base where required.

**HUNGING.**—Hang all doors with loose joint butts, of appropriate sizes; all doors over 7½" high to have three butts each. Sliding doors to run on brass track and patent slot sheaves.

**BELL.**—Front door to have bell connected with kitchen, with pull, etc., complete.

**NIGHT-LATCH.** to front door, combined with lock, and supplied with two keys.

**COAL BINS.** and partitions in cellar, to be boarded up with matched boards, as shown; doors in cellar to be battened doors.

**MANTELS.** Construct mantel in hall of ash, as per details; furnish and put up four slate mantels; all hearties of slate, to have summer fronts, etc., complete, and to cost \$100 and be selected by owner; mantels in bed-room on first floor, and two chambers, to be neat wood mantels.

**FINAL.**—Any other work that is shown by the drawings, and necessary to fully complete the work, to fully complete the same to the true intent and meaning of these particulars, is to be done without extra charge.

## SLATER.

Cover all roofs with best Bangor, Pa., black slate, of small size, laid with a lap of at least 3" of the third over the first; each slate to be nailed with two galvanized iron nails; lay under slate heavy tarred felt paper; cover the ridges with zinc; also flash valleys and chimneys with heavy zinc, and secure with slater's cement. To be a first-class job, and warranted tight for two years.

## PLUMBER.

**IRON SOIL-PIPE.**—Furnish, and connect with drain, a 4" cast iron soil pipe, extend up and connect with water closet in bath-room through 6lb. lead trap; soil-pipe to be properly secured and the joints caulked tight with lead, and extend up above roof and cap with ventilator. All traps in plumbing to have 1½" vent pipes of lead run up to attic and connected with soil or outlet pipe up above roof.

**SUPPLY-PIPE.**—Furnish a ¾" B lead pipe, connect with the attic tank, and run to and connect with boiler in kitchen; tank to be lined with 1lb. lead, and to have 2½" overflow run through outside wall.

**BOTTLE.**—To be a 35-gallon, galvanized iron, of the best construction, connected to water back of range, through double A lead pipe and brass couplings; these pipes to be left ready for connection.

**SINK.**—To be 20" x 30" x 6" cast iron, galvanized, supplied with hot and cold water through ¾" B lead pipe, ¾" brass draw cocks, to have 2½" waste, properly trapped and connected.

**PUMP.**—Put in a combination lift and force pump, to cost \$12; connect the same with cistern and well through 1½" B lead pipes, provided with stop cocks, one on each pipe, placed beneath the pump, connect with tank in attic through 1½" B lead pipe and run tell-tale back from tank to sink.

**WASH TUBS.**—Supply the two wash tubs in laundry with hot and cold water, through ¾" B lead pipe and brass thimble tray draw cocks, to have 2½" main waste and 1½" branch wastes, properly trapped and connected.

**WASH BOWLS.**—To be of Wedgwood ware, and to have marble counter sunk tops and surbasses, supplied with hot and cold water through ¾" B lead pipe and compression double nickel plated draw cocks, and plated plug and chain; to have 1½" lead wastes, properly trapped and connected; lead pans to each with ¾" lead waste run down to underside ceiling ceiling.

**WATER-CLOSET.** to be a Harrison best closet, with patent drip tray; also patent shut-off cock to regulate flow of water to bowl; to be set and fit up in a perfect, tight and complete manner.

**BATH TUB.**—To be a 12oz. sheet-copper tub, well lined and planished, supplied with hot and cold water through ¾" B lead pipe and nickel-plated draw-cocks; also to have plated plug and chain; also rubber hose shower-bath attachment; waste, 1½" lead, properly trapped and connected.

**COCKS.**—Put in the necessary stop-cocks over the boiler to shut the water off from the upper part of the house; also put in a lead branch connected with drain with stop-cock for emptying the boiler; also put in one draw-cock in cellar and all other stop and draw-cocks necessary to make a complete and first-class job; all pipes to be graded, so that if the water is shut off they will drain dry, and the whole of the work to be done in the very best and workmanlike manner, and delivered up in a complete and perfect state at completion.

## PAINTER.

Properly stop and otherwise prepare for and paint all wood work that is customary and usual to paint, both on the interior and exterior, two good coats of the best white lead and raw linseed oil paint.

Paint final invisible green, and gild the tips with gold leaf.

Grain the wood work in kitchen and back hall light oak; grain dining-room and library walnut and maple; paint parlor and hall in tints—elsewhere paint in one color.

All hard wood to be properly filled with Wheeler's patent filler and finished with two coats of Crockett's Preservative No. 1, properly applied and rubbed down smooth; all grained work to be varnished. Fill the front doors with Wheeler's filler and finish with two coats of Crockett's Spar Composition and rub down.

Paint claspboards light olive drab; paint corner boards, casings, etc., Indian Red; pick out all chamfers and cut work in black, paint sash Venetian red; veranda ceilings ultramarine blue, with rafters Indian red; and do any other painting as required by the design, and necessary to fully complete the same.

# FORM OF CONTRACT.

**Articles of Agreement,** MADE and entered into this \_\_\_\_\_ day of \_\_\_\_\_ in the year One Thousand Eight Hundred and \_\_\_\_\_, BY AND BETWEEN \_\_\_\_\_, of the \_\_\_\_\_ of \_\_\_\_\_, County of \_\_\_\_\_ and State of \_\_\_\_\_, as the part \_\_\_\_\_ of the First Part, and \_\_\_\_\_ of the \_\_\_\_\_ of \_\_\_\_\_, County of \_\_\_\_\_, and State of \_\_\_\_\_, as the part \_\_\_\_\_ of the Second Part,

*Witnesseth: First*—The said part \_\_\_\_\_ of the first part do hereby, for \_\_\_\_\_ heirs, executors, administrators or assigns, covenant, promise and agree to and with the said part \_\_\_\_\_ of the second part, \_\_\_\_\_ heirs, executors, administrators or assigns, that \_\_\_\_\_, the said part \_\_\_\_\_ of the first part, \_\_\_\_\_ heirs, executors, administrators or assigns, shall and will for the consideration hereinafter mentioned, on or before the \_\_\_\_\_ day of \_\_\_\_\_, in the year One Thousand Eight Hundred and \_\_\_\_\_ well and sufficiently erect, finish and deliver, in a true, perfect and thoroughly workmanlike manner, the \_\_\_\_\_

\_\_\_\_\_ for the part \_\_\_\_\_ of the second part, on ground situated \_\_\_\_\_, in the \_\_\_\_\_ of \_\_\_\_\_, County of \_\_\_\_\_, and State of \_\_\_\_\_, agreeably to the plans, drawings and specifications prepared for the said works by \_\_\_\_\_, Architect, to the satisfaction and under the direction and personal supervision of \_\_\_\_\_, Architect, and will find and provide such good, proper and sufficient materials, of all kinds whatsoever as shall be proper and sufficient for the completing and finishing all the \_\_\_\_\_ and other works of the said building mentioned in the \_\_\_\_\_ specifications, and signed by the said parties, within the time aforesaid, for the sum of \_\_\_\_\_ Dollars.

*Second*—The said part \_\_\_\_\_ of the second part do hereby for \_\_\_\_\_ heirs, executors, administrators or assigns, covenant, promise and agree to and with the said part \_\_\_\_\_ of the first part, \_\_\_\_\_ heirs, executors, administrators or assigns, that \_\_\_\_\_, the said part \_\_\_\_\_ of the second part \_\_\_\_\_ heirs, executors, administrators or assigns, will and shall in consideration of the covenants and agreements being strictly executed, kept and performed by the said part \_\_\_\_\_ of the first part as specified, will well and truly pay or cause to be paid, unto the part \_\_\_\_\_ of the first part, or unto \_\_\_\_\_ heirs, executors, administrators or assigns, the sum of \_\_\_\_\_ Dollars, lawful money of the United States of America, in manner following:

First payment of \$ \_\_\_\_\_

Second payment of \$ \_\_\_\_\_

Third payment of \$ \_\_\_\_\_

Fourth payment of \$ \_\_\_\_\_

Fifth payment of \$ \_\_\_\_\_

when the building is all complete, and after the expiration of \_\_\_\_\_ days, being the number of days allowed by law to lien a building for work done and material furnished, and when all the drawings and specifications have been returned to \_\_\_\_\_, Architect;

**Provided,** that in each case of the said payments a certificate shall be obtained from and signed by \_\_\_\_\_, Architect, to the effect that the work is done in strict accordance with drawings and specifications, and that he considers the payment properly due; said certificate, however, in no way lessening the total and final responsibility of the part \_\_\_\_\_ of the first part; and, *Provided further* that in each case a certificate shall be obtained by the part \_\_\_\_\_ of the first part, from the clerk of the office where liens are recorded,

and signed and sealed by said clerk, that he has carefully examined the records and finds no liens or claims recorded against said works, or on account of the said part \_\_\_\_\_ of the first part.

### And it is hereby further Agreed by and between the said Parties :

*Third.*—That the specifications and the drawings are intended to co-operate, so that any works exhibited in the drawings and not mentioned in the specifications, or *vice versa*, are to be executed the same as if they were mentioned in the specifications and set forth in the drawings, to the true intent and meaning of the said drawings and specifications, without extra charge.

*Fourth.*—The Contractor, at his own proper costs and charges, is to provide all manner of labor, materials, apparatus, scaffolding, utensils and cartage of every description needful for the due performance of the several works ; and render all due and sufficient facilities to the Architect for the inspection of the work and materials.

*Fifth.*—Should the Owner, at any time during the progress of the said works require any alterations of, deviations from additions to, or omissions from the said Contract, he shall have the right and power to make such change or changes, and the same shall in no way injuriously affect or make void the Contract ; but the difference shall be added to or deducted from the amount of the Contract, as the case may be, by a fair and reasonable valuation.

*Sixth.*—Should the Contractor, at any time during the progress of the said works, refuse or neglect to supply a sufficiency of material or of workmen, or cause any unreasonable neglect or suspension of work, or fail or refuse to comply with any of the Articles of Agreement, the Owner or his agent shall have the right and power to enter upon and take possession of the premises and provide materials and workmen sufficient to finish the said works, after giving forty-eight hours notice in writing, directed and delivered personally to the part \_\_\_\_\_ of the first part ; and the expense of the notice and the finishing of the various works will be deducted from the amount of Contract.

*Seventh.*—Should any dispute arise respecting the true construction or meaning of the drawings or specifications, the same shall be decided by \_\_\_\_\_, Architect, and his decision shall be final and conclusive ; but should any dispute arise respecting the true value of any extra work, or of works omitted by the Contractor, the same shall be valued by two competent persons—one employed by the Owner and the other by the Contractor—and these two shall have the power to name an Umpire, whose decision shall be binding on all parties.

*Eighth.*—No work shall be considered as extra, unless a separate estimate in writing, for the same, shall have been submitted by the Contractor to the Architect and the Owner and their signatures obtained thereto.

*Ninth.*—The Owner will not in any manner, be answerable or accountable for any loss or damage that shall or may happen to the said works, or any part or parts thereof respectively, or for any of the materials or other things used and employed in finishing and completing the said works.

*Tenth.*—The Contractor will insure the building before each payment, for the amount of the payment to be made ; and the policy will not expire until after the building is completed and accepted by the Architect and Owner. The Contractor will also assign the policy to the Owner before the payment will be made.

*Eleventh.*—Each artisan and laborer will receipt the Architect's certificate, that he has been paid in full, and the Contractor will make oath according to the Architect's certificate, that all bills have been paid and that there are no unpaid accounts against the works.

*Twelfth.*—Should the Contractor fail to finish the work at or before the time agreed upon, \_\_\_\_\_ shall pay to the part \_\_\_\_\_ of the second part, the sum of \_\_\_\_\_ dollars per diem, for each and every day thereafter the said works shall remain unfinished, as and for liquidated damages.

**In Witness Whereof,** The said parties to these presents have hereunto set their hands and seals, the day and year above written.

Witnesses, {	_____ Part _____ of the First Part {	_____ [SEAL.]
	_____ [SEAL.]	
Witnesses, {	_____ Part _____ of the Second Part {	_____ [SEAL.]
	_____ [SEAL.]	

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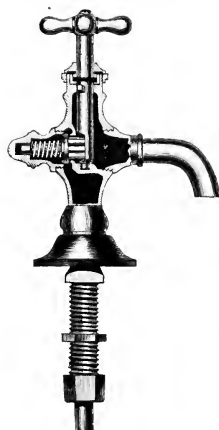
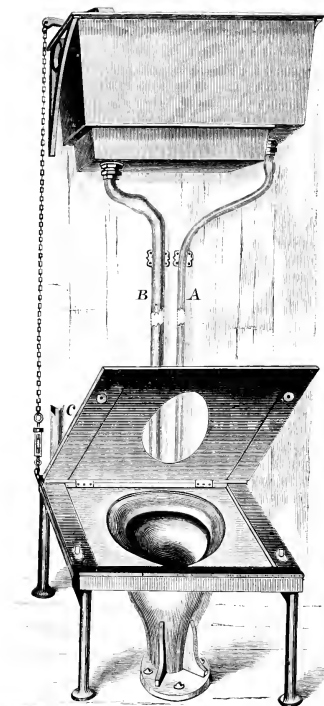
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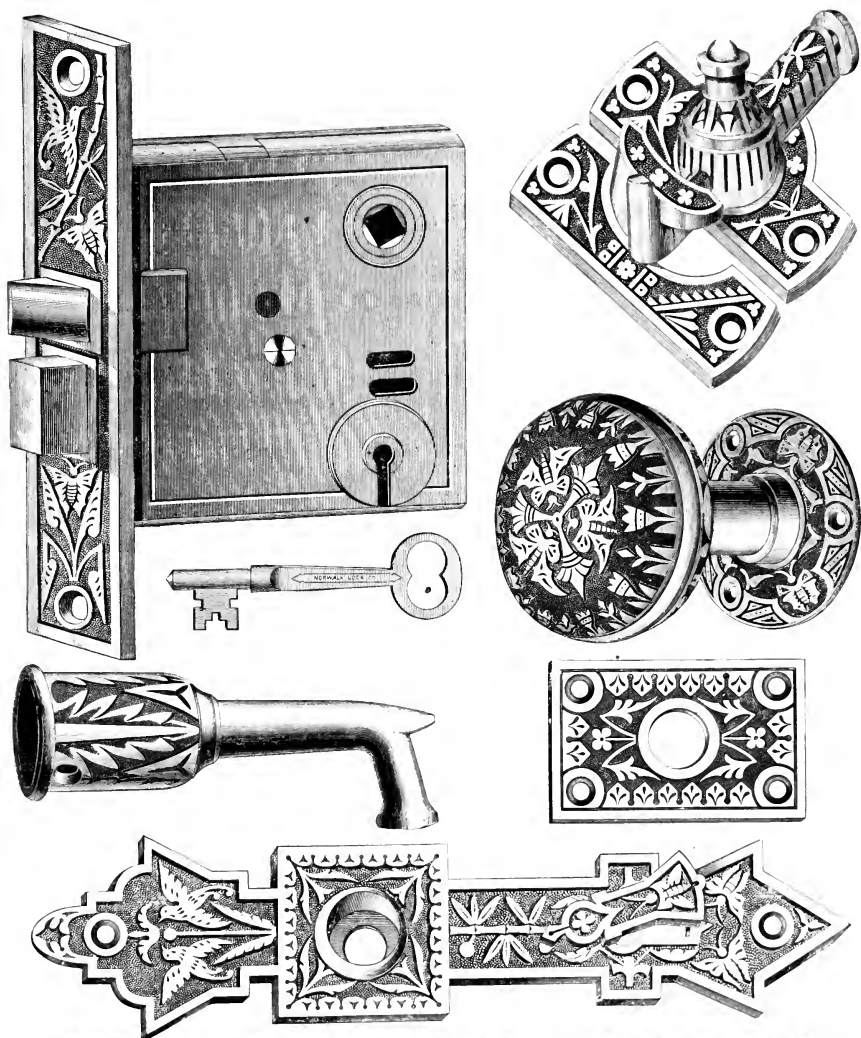
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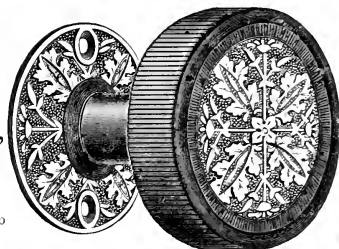
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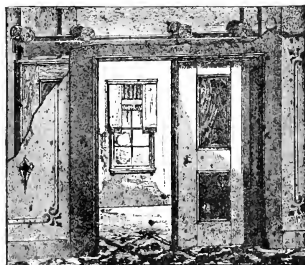
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The development cannot be thoroughly accomplished, except by the use of this new material and process for filling the softer or porous parts with a hard, transparent substance, and at the same time giving a smooth polish to the compact or solid parts, so that when the varnish is applied it cannot settle into the wood and change its color. The varnish itself merely lies smoothly upon the surface, giving brilliancy and effect to the natural beauty of color, and the endless variety of grain.

The correct principle of finishing all kinds of wood, is to produce a perfectly smooth and elastic surface with a little varnish or other foreign substance as possible. To accomplish this, the surface of the wood must first be made even by filling the grain or pores to a

plane with the solid parts with a hard, firmly fixed, and unchangeable substance. This being done, a little varnish will give the most desirable and durable finish attainable. Of course the better the quality of the varnish, the more durable the finish.

The old practice of staining the wood is altogether wrong and should be entirely abandoned. Any one at all skilled in the art of wood-finishing, will see, upon a moment's reflection, that a coat of oil applied directly to the wood has the effect of swelling the fibres, and retaining them in that condition until the oil becomes entirely dry or disappears. During all this time the fibres are gradually shrinking, and consequently moving and cracking the varnish. Oil also "darks" the wood, and in time gives it a dark, disagreeable color, quite obliterating the lighter shades, and destroying the contrast which constitutes the most important element of its beauty.

In this new process very little oil is used, and that with a larger amount of driers, so that the wood becomes perfectly dry and hard in a few hours, preventing any swelling or shrinking.

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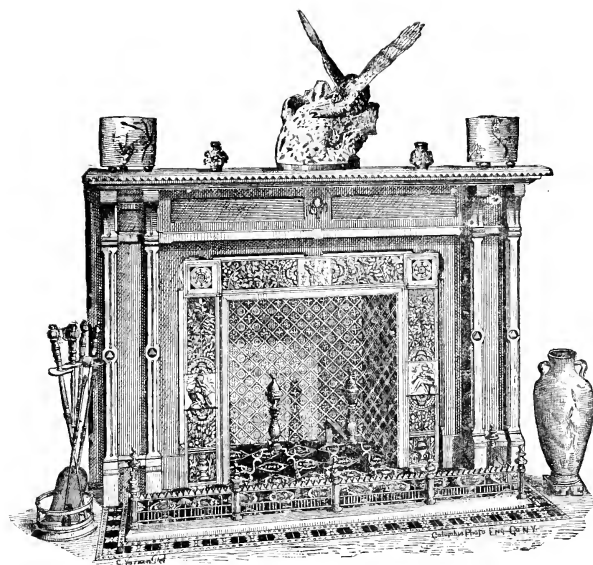
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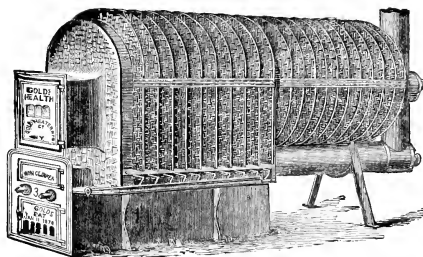
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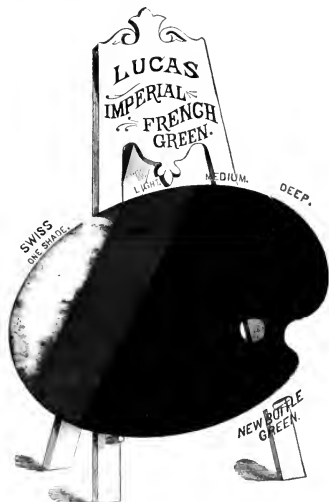
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